

Chapter 4 Site Schedules

This document presents site schedules ordered alphabetically by ward code:

AB	Abbots Langley
AS	Ashridge
BP	Bedmond and Primrose Hill
CP	Carpenders Park
CE	Chorleywood East
CW	Chorleywood West
CG	Croxley Green
CGN	Croxley Green North
CGS	Croxley Green South
E	Moor Park and Eastbury
HA	Hayling
LB	Langleybury
LV	Leavesden
MC	Maple Cross and Mill End
NW	Northwick
OH	Oxhey Hall
P	Penn
R	Rickmansworth
RW	Rickmansworth West
S	Sarratt

Abbots Langley Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
AB1	Popes Road	Residential	Y	Residential development completed				
AB2	Service Station, Breakspeare Road	Service Station/ Mechanics garage		Well used business premises with parking to front and rear	0.136		U	N
AB3	Unicorn PH, Gallows Hill Lane	Pub and parking		In use.	0.139		U	N
AB4	40-44 Trowley Rise	Residential and garden		Footpath and electricity sub station. Gardens well kept and in use	0.239		U	N
AB5	Builders Yard, Marlin Square	Builders Yard		Active business. Good condition, Surrounded by housing	0.062		U	N
AB6	Royal Oak PH, Kitters Green	Pub, parking and open space		In use and fairly well kept	0.202		U	N
AB7	Kitters Green	Open space		Amenity Space	0.357		U	N
AB8	Allotment Gardens, High Street	Allotment gardens, open space		All plots well used	0.319		U	N
AB9	Car Park, High Street	Car parking (150-200 spaces)		Pay and display. Reasonably well used	0.338		U	N
AB10	Land Rear of Parking, Abbots Road	Overgrown land			0.046		U	N
AB11	Service Area for Barclays Bank and Dentist, Abbots Road	Car parking		Servicing for Barclays and Dentist	0.042		U	N
AB12	The Abbots House, High Street	House and large garden		Mature and well kept garden	0.630		U	N
AB13	Woodland, St Lawrence Close	Woodland		Densely wooded space	0.062		U	N
AB14	Vicarage, St Lawrence Close	Vicarage and garden		Large well maintained grounds	0.243		U	N
AB15	1 St Lawrence Court	Residential and garden		Well managed garden including mature trees	0.091		U	N
AB16	Rear of 18 Abbots Road	Garden and garages		Large well used and kept garden	0.070		U	N
AB17	Cemetery, St Lawrence Close	Cemetery		Densely wooded	0.659		U	N
AB18	Garage Courts, Parsonage Close	Garage courts		In active use	0.075		U	N
AB19	Abbots Langley JMI Playing Field and Woodland	Playing fields and woodland		In use	1.794		U	N
AB20	Hanover Gardens	Elderly peoples home		In use	0.891		U	N
AB21	Former Kings Head PH, High Street	Restaurant and parking		In use	0.128	Informal discussions held	U	N
AB22	Rear of The Former Kings Head	Residential	Y	Residential development completed				
AB23	Rear of 51 The Crescent	Backlands			0.069	PP for 1 dwelling	U	N
AB24	Rear of Breakspeare Court	Garage courts and parking		In use	0.108		U	N
AB25	Breakspeare Place	Residential	Y	Residential development completed				
AB26	Garages Rear of 28 Tibbs Hill Road	Garage court		Well kept and used	0.115		U	N
AB27	Garages Adjacent 39 Tibbs Hill Road	Garage court		In use	0.065		U	N
AB28	Garages and Allotments, Creasy Close	Garage court and large allotments		In use	0.940		U	N
AB29	Abbots Langley Men's Club, Trowley Rise	Men's Club		In use	0.149		U	N

Abbots Langley Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
AB30	Garages and Allotments Rear of 62-77 Summerhouse Way	Garages and allotments		In use	0.329		U	N
AB31	Garages Adjacent 84 Jacketts Field	Garages and parking		In use	0.091		U	N
AB32	Builders Yard, Trowley Bottom	Builders Yard		In use	0.175		U	N
AB33	Garages Rear Of 34-40 Jacketts Field	Garages and large parking area		In use	0.099		U	N
AB34	Rear of 57 High Street – 8 Langley Parade	Service area and garages		In use	0.117		U	N
AB35	Land Surrounding Reservoir, Love Lane	Open land			1.315		G	N
AB36	Rear of Little How Croft	Open land			2.693		G	N
AB37	Mansion House Farm Equestrian Centre	Stables and open land		In use	3.179		G	N
AB38	East of Summerhouse Way	Open land			1.714		G	N
AB39	East of Jacketts Field	Open land			0.471		G	N

Abbots Langley Ward

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
AB2																			
AB3												✓							Listed building
AB4																			Right of way through site
AB5																			Right of way adjacent
AB6												✓							Locally important building, conservation area
AB7												✓							Conservation area, listed building adjacent
AB8							✓		Allotments			✓							Archaeological site, conservation area adjacent
AB9												✓							Archaeological site, conservation area adjacent
AB10												✓							Archaeological site, conservation area
AB11									Rear of retail frontage			✓							Archaeological site, conservation area
AB12												✓							Archaeological site, conservation area, listed building
AB13											✓	✓							Archaeological site, conservation area, wildlife site, right of way adjacent
AB14												✓							Archaeological site, conservation area, listed building
AB15												✓		✓					Archaeological site, TPOs, conservation area adjacent
AB16												✓							Archaeological site, conservation area adjacent
AB17											✓	✓							Archaeological site, conservation area, wildlife site, right of way through site

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
AB18									Green belt adjacent										
AB19												✓							Conservation area and archaeological site on part of site
AB20												✓		✓					Conservation area, archaeological site and TPOs
AB21									Adjacent to retail frontage			✓							Archaeological site, conservation area
AB23														✓					Some TPOs on site
AB24												✓							Conservation area on part of site
AB26																			
AB27																			Right of way adjacent
AB28							✓		Allotments					✓					Some TPOs, listed buildings adjacent
AB29																			
AB30									Green belt adjacent										Right of way adjacent
AB31																			
AB32																			Right of way adjacent
AB33																			
AB34									Rear of retail frontage			✓							Archaeological site, conservation area
AB35	✓								Green belt										Right of way adjacent
AB36	✓								Green belt					✓					Some TPOs on site
AB37	✓								Green belt										
AB38	✓								Green belt							✓			Poor access, right of way adjacent
AB39	✓								Green belt							✓			Poor access, right of way adjacent

Abbots Langley Ward

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
AB2	Y	Site is in residential area and has good access to local facilities and transport links so suitable	N	Site is in use for viable business and no known intention	M	M-H	M-H	M	Y	Site is in a medium value area and could provide medium to high density development. Could be attractive to local developer	No phasing	Site could be developable but no information to suggest that it will become available	Existing use	
AB3	Y	Site is surrounded by residential and close to local facilities and transport links so would contribute to sustainable mixed community though would need to consider listed building	N	No known interest	M	M	L	M	N	Site is close local facilities, but unlikely to be viable because of existing business use and no reasonable prospect of housing being delivered	-	Site not deliverable/ developable	Existing use	
AB4	Y	Sits is in a residential area and has good access to local facilities and transport links so could contribute to sustainable, mixed community	N	Site is in multiple ownership and no known intention	M	M-H	L	M	N	Site costs would be high as a result of land assembly and may mean development not viable as only a relatively small site	-	Site not deliverable/ developable	Multiple ownership	Land assembly
AB5	Y	Site is in residential area and has good access to local facilities and transport links so suitable	N	Site in use for viable business and no known intention	M	M-H	M-H	L	N	Site is in a medium value area and could provide medium to high density development. Could be attractive to local developer	No phasing	Site could be developable but no information to suggest that it will become available	Existing use	
AB6	Y	Site is surrounded by residential and close to local facilities and transport links so would contribute to sustainable mixed community though would need to consider listed building	N	No known interest	M	M	L	M	N	Site is close local facilities, but unlikely to be viable because of existing business use and no reasonable prospect of housing being delivered	-	Site not deliverable/ developable	Existing use	

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
AB7	N	Site is open amenity space and provides access to properties behind so would not be suitable for development	N	No known interest	M	L	M	M	N	Site could be viable as low costs and high value area but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
AB8	N	Site is in active use for allotments so not suitable for development	N	No known interest	M	L	M	M	N	Site could be viable as low costs and high value area but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
AB9	N	Site provides parking for local centre so development would not be suitable	N	No known interest	M	L	M	M	N	Site could be viable as low costs and high value area but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
AB10	N	Site is small and development would lead to overlooking and amenity space issues so not suitable	N	No known interest	M	L	M	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
AB11	N	Site provides access and servicing for local shops and development would lead to overlooking so not suitable	N	No known interest	M	L	M	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
AB12	N	Site is garden land for listed building and development would not be suitable	N	No known interest	M	L	M	M	N	Site could be viable as low costs and high value area but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
AB13	N	Site is woodland and a wildlife site so not suitable	N	No known interest	M	L	M	M	N	Site could be viable as low costs and high value area but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
AB14	N	Site is garden land for listed building and development would not be suitable	N	No known interest	M	L	M	M	N	Site could be viable as low costs and high value area but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
AB15	N	Site is TPO covered and development would lead to amenity space and overlooking issues so not suitable	N	No known interest	M	L	M	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
AB16	N	Site is TPO covered and development would lead to amenity space and overlooking issues so not suitable	N	No known interest	M	L	M	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
AB17	N	Site is wooded cemetery so not suitable	N	No known interest	M	M-H	M	M	N	Site could be viable but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
AB18	N	Site is in active use for parking and development would lead to overlooking so not suitable	N	No known interest	M	L	M	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
AB19	N	Site provides playing field for school so not suitable	N	No known interest	M	L	M	M	N	Site could be viable as low costs and high value area but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
AB20	N	Site is covered in TPOs and provides amenity space for residential home so not suitable	N	No known interest	M	M	M	M	N	Site could be viable as low costs and high value area but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
AB21	Y	Site is adjacent to residential and has good access to local facilities and transport links so could contribute to sustainable, mixed community	Y	Site currently in use, but previous pre-application discussions about bringing site forward for development	M	M	M	M-H	Y	Site has good access to local centre and could provide medium to high density development. Could be of interest to local or regional developer	11-15	Site is considered developable but currently in use so not deliverable in the short term	Existing use	
AB23	Y	Site has permission and is in residential area with good access to local facilities and transport links	Y	Site has permission and developer intention	M	L	M	M	Y	Site has permission and low costs in high value area so likely to be viable	0-5	Site has permission and intention		
AB24	N	Site is in active use for parking and development would lead to overlooking so not suitable	N	No known interest	M	L	M	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
AB26	N	Site is in active use for parking and development would lead to overlooking so not suitable	N	No known interest	M	L	M	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
AB27	N	Site is in active use for parking and development would lead to overlooking so not suitable	N	No known interest	M	L	M	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
AB28	N	Site is in active use for parking and allotments so not suitable	N	No known interest	M	M	M	M	N	Site could be viable as low costs and high value area but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
AB29	Y	Site is in residential area with good access to local facilities and transport links so could contribute to sustainable, mixed community	N	Landowners do not support development	M	M	M	M	Y	Site could provide medium density development and be attractive to local developer	No phasing	Site could be developable but landowners have no intention of developing		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
AB30	N	Site is in active use for allotments so not suitable	N	No known interest	M	M	M	M	N	Site could be viable as low costs and high value area but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
AB31	N	Site is in active use for parking and development would lead to overlooking so not suitable	N	No known interest	M	L	M	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
AB32	Y	Site is in residential area with good access to local facilities and transport links so could contribute to sustainable, mixed community	N	Site is currently in use for viable business and no known intention	M	M	M	M	Y	Site costs and value balanced and could be attractive to local developer	No phasing	Site could be developable but no information to suggest that it will become available	Poor access	Improved access
AB33	N	Site is in active use for parking and development would lead to overlooking so not suitable	N	No known interest	M	L	M	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
AB34	N	Site provides access and servicing for local shops and development would result in overlooking so not suitable	N	No known interest	M	M-H	M	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
AB35	Y	Site is green belt but is adjacent to existing settlement and has good access to local facilities and transport links so suitable	Y	Developer intention to bring site forward	M	M-L	M	M	Y	Site costs are expected to be relatively low and could be attractive to local or regional developer	6-10	Site considered developable but would need to consider reservoir so may not be deliverable in short term		
AB36	Y	Site is green belt but is adjacent to existing settlement and meets green belt criteria. Site has access to transport links and local services so suitable	N	Landowner no longer pursuing site for development	M-H	L	M	M	Y	Site likely to be attractive as a result of countryside outlook and costs low so likely to be viable	No phasing	Site could be developable but developer no longer pursuing so site not available		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
AB37	Y	Site is green belt but is adjacent to existing settlement and has good access to local facilities and transport links so suitable	Y	Developer intention to bring site forward	M	L	M	M	Y	Attractive outlook and site costs are expected to be relatively low and could be attractive to local or regional developer	6-10	Site considered developable, but may not be deliverable short term because of existing use		
AB38	Y	Site is green belt but is adjacent to existing settlement and has good access to local facilities and transport links so suitable	Y	Developer intention to bring site forward	M	L	M	M	Y	Attractive outlook and site costs are expected to be relatively low and could be attractive to local or regional developer	6-10	Site considered developable, but may not be deliverable short term as access would need to be provided	Poor access	Improve access
AB39	Y	Site is green belt but is adjacent to existing settlement and has good access to local facilities and transport links so suitable	Y	Developer intention to bring site forward	M	L	M	M	Y	Attractive outlook and site costs are expected to be relatively low and could be attractive to local or regional developer	6-10	Site considered developable, but may not be deliverable short term as access would need to be provided	Poor access	Improve access

Abbots Langley Ward

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
AB1						
AB2	0.136	3	6	9	7	
AB3						
AB4						
AB5	0.062	3	3	4	3	
AB6						
AB7						
AB8						
AB9						
AB10						
AB11						
AB12						
AB13						
AB14						
AB15						
AB16						
AB17						
AB18						
AB19						
AB20						
AB21	0.128	9	5	12	9	
AB22						
AB23	0.069	N/A	1	1	1	Site has planning permission
AB24						
AB25						
AB26						
AB27						
AB28						
AB29	0.149	3	6	10	8	
AB30						
AB31						
AB32	0.175	8	6	9	7	
AB33						
AB34						
AB35	1.315	8	42	66	54	
AB36	2.693	3	110	186	148	
AB37	3.179	8	102	159	131	
AB38	1.714	8	55	86	70	
AB39	0.471	8	15	24	20	

Abbots Langley Ward

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
AB1	Popes Road															
AB2	Service Station, Breakspeare Road	0.136	3	U	N									6	9	
AB3	Unicorn PH, Gallows Hill Lane															
AB4	40-44 Trowley Rise															
AB5	Builders Yard, Marlin Square	0.062	3	U	N									3	4	
AB6	Royal Oak PH, Kitters Green															
AB7	Kitters Green															
AB8	Allotment Gardens, High Street															
AB9	Car Park, High Street															
AB10	Land Rear of Parking, Abbots Road															
AB11	Service Area for Barclays Bank and Dentist, Abbots Road															
AB12	The Abbots House, High Street															
AB13	Woodland, St Lawrence Close															
AB14	Vicarage, St Lawrence Close															
AB15	1 St Lawrence Court															
AB16	Rear of 18 Abbots Road															
AB17	Cemetery, St Lawrence Close															
AB18	Garage Courts, Parsonage Close															
AB19	Abbots Langley JMI Playing Field and Woodland															
AB20	Hanover Gardens															
AB21	Former Kings Head PH, High Street	0.128	9	U	N					5	12					
AB22	Rear of The Former Kings Head															
AB23	Rear of 51 The Crescent	0.069	N/A	U	N	1	1									Site has planning permisison
AB24	Rear of Breakspear Court															
AB25	Breakspear Place															
AB26	Garages Rear of 28 Tibbs Hill Road															
AB27	Garages Adjacent 39 Tibbs Hill Road															
AB28	Garages and Allotments, Creasy Close															
AB29	Abbots Langley Men's Club, Trowley Rise	0.149	3	U	N									6	10	
AB30	Garages and Allotments Rear of 62-77 Summerhouse Way															
AB31	Garages Adjacent 84 Jacketts Field															
AB32	Builders Yard, Trowley Bottom	0.175	8	U	N									6	9	
AB33	Garages Rear Of 34-40 Jacketts Field															
AB34	Rear of 57 High Street – 8 Langley Parade															

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
AB35	Land Surrounding Reservoir, Love Lane	1.315	8	G	N			42	66							
AB36	Rear of Little How Croft	2.693	3	G	N									110	186	
AB37	Mansion House Farm Equestrian Centre	3.179	8	G	N			102	159							
AB38	East of Summerhouse Way	1.714	8	G	N			55	86							
AB39	East of Jacketts Field	0.471	8	G	N			15	24							
Total Urban						1	1			5	12			21	32	
Total Greenfield								214	335					110	186	
Total >5ha																
Total						1	1	214	335	5	12			131	218	

Ashridge Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
AS1	Bromborough Green	Green space and parking		In use	0.092		U	N
AS2	Front of 271-289 Prestwick Road	Green verge			0.110		U	N
AS3	Bognor Gardens	Car parking		In use	0.053		U	N
AS4	Garage Court, Bowring Green	Garage court		In use	0.095		U	N
AS5	Garage Court, Morriston Close	Garage court		In use	0.051		U	N
AS6	Huntercrombe Gardens	Green space			0.250		U	N
AS7	Kenilworth Gardens	Green space and parking		In use	0.093		U	N
AS8	Garage Court 44-46 Barnhurst Path	Garage court		In use and electricity substation	0.032		U	N
AS9	Garage Court Rear of 305-335 Prestwick Road	Garage court and access to shops		In use	0.102		U	N
AS10	Garage Court and Woodland Rear of Grapevine PH	Garage court and wooded space			0.217		U	N
AS11	Front of 55-65 Ashridge Drive	Green verge and parking space			0.062		U	N
AS12	Bramley Gardens	Green space and parking		In use	0.167		U	N
AS14	Garage Court Adjacent 7 Blackford Road	Garage court		In use	0.104		U	N
AS15	Allotments Adjacent 7 Ashford Green	Allotments			0.103		U	N
AS16	Front of 51-59 Heysham Drive	Car parking and green space		In use	0.022		U	N
AS17	Front of 6-18 Heysham Drive	Green space and parking		In use	0.091		U	N
AS18	Rear of 5 Letchworth Close	Open space			0.046		U	N
AS19	Rear of 5-8 Ashford Green	Open space			0.173		U	N
AS20	Adjacent 115 Heysham Drive	Green space and parking			0.015		U	N
AS21	Garage Court Adjacent 34 Blackford Road	Garage court		In use	0.043		U	N
AS22	Front 36-42 Heysham Drive	Green verge and car parking			0.037		U	N
AS23	Adj 2 Blackford Road	Green Verge			0.063	Permission for 1 unit	U	N
AS24	Land Between 261-263 Prestwick Road	Green verge			0.070		U	N
AS25	Front of 60-78 Ilkley Road	Green verge and parking			0.070		U	N
AS26	Ormskirk Road	Green verge and parking			0.132		U	N
AS27	Opposite 238 Prestwick Road	Green space			0.308		U	N
AS28	Woodhall Lane	Large green space			1.420		U	N
AS29	Lundin Walk	Green space and parking			0.075		U	N
AS30	Ormskirk Road	Green verge and parking			0.042		U	N
AS31	Adjacent 49 Caldwell Road	Green verge			0.021		U	N
AS32	Allotments, Woodhall Lane	Allotments			0.438		U	N
AS33	Ganton Walk	Green space and parking			0.124		U	N
AS34	Front of 1-10 Arran Green	Green space and parking			0.140		U	N
AS35	Adjacent to 8 Kilmarnock Road	Green verge			0.013		U	N

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
AS36	Garage Court and Allotments, Woodhall Lane	Garage court and allotments			0.529		U	N
AS37	Rear of 83-125 Prestwick Road	Open land			0.887		G	N
AS38	Cherry Hills	Residential	Y	Residential development completed				
AS39	Arran Green	Residential	Y	Residential development completed				
AS40	Lytham Avenue	Residential	Y	Residential development completed				
AS41	Grapevine PH, Prestwick Road	Pub and car parking			0.234		U	N
AS43	Land Adjoining Foxgrove Path	Open land			1.581		G	N
AS44	Land East of Lytham Avenue	Open land			0.693		G	N

Ashridge Ward

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
AS1																			
AS2																			
AS3																			
AS4																			
AS5																			
AS6																			
AS7																			
AS8																			
AS9	✓								Green belt adjacent		✓								Wildlife site adjacent
AS10	✓								Green belt adjacent		✓								Wildlife site adjacent
AS11																			
AS12																			
AS14																			
AS15																✓			No access
AS16																			
AS17																			
AS18																✓			No access
AS19																			Right of way adjacent
AS20																			
AS21																			
AS22																			
AS23																			
AS24																			
AS25																			Right of way across site
AS26																			

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
AS27																			
AS28																			Right of way across site, railway adjacent
AS29																			
AS30																			
AS31																			
AS32																✓			No access
AS33																			
AS34																			
AS35																			
AS36																			
AS37																			Railway adjacent
AS41																			
AS43	✓								Green belt							✓			Poor access, right of way across site, Local Nature Reserve adjacent
AS44	✓								Green belt										

Ashridge Ward

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
AS1	N	Development would result in loss of parking provision in area with little alternative and issues of loss of amenity and overlooking so not suitable	N	No known interest	L-M	L	L	M-L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
AS2	N	Development would lead to overlooking and amenity issues so not suitable	N	No known interest	L-M	L	L	M-L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
AS3	N	Development would result in loss of parking provision in area with little alternative and issues of loss of amenity and overlooking so not suitable	N	No known interest	L-M	L	L	M-L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
AS4	N	Development would result in loss of parking provision in area with little alternative, and overlooking so not suitable	N	No known interest	L-M	L-M	M	M-L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
AS5	N	Development would result in loss of parking provision in area with little alternative, and overlooking so not suitable	N	No known interest	L-M	L-M	M	M-L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
AS6	N	Development would lead to overlooking and amenity issues so not suitable	N	No known interest	L-M	L	L	M-L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
AS7	N	Development would result in loss of parking provision in area with little alternative, and overlooking so not suitable	N	No known interest	L-M	L	M	M-L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
AS8	N	Development would result in loss of parking provision in area with little alternative, and overlooking so not suitable	N	No known interest	L-M	L-M	M	M-L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
AS9	N	Site provides access and servicing to local parade and development would lead to overlooking issues and would not contribute to sustainable, mixed community so not suitable	N	No known interest	L-M	M	M	M-L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
AS10	N	Site is tree covered so not suitable	N	No known interest	L-M	M	M	M-L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
AS11	N	Development would lead to overlooking and amenity issues so not suitable	N	No known interest	L-M	L	L	M-L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
AS12	N	Development would result in loss of parking provision in area with little alternative and issues of loss of amenity and overlooking so not suitable	N	No known interest	L-M	L	L	M-L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
AS14	N	Development would result in loss of parking provision in area with little alternative, and overlooking so not suitable	N	No known interest	L-M	L-M	M	M-L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
AS15	N	Site has no access and development would lead to overlooking and amenity space issues so not suitable	N	No known interest	L-M	L	L	M-L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Poor access	Improvements to access

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
AS16	N	Development would lead to overlooking and amenity issues so not suitable	N	No known interest	L-M	L	L	M-L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
AS17	N	Development would result in loss of parking provision in area with little alternative, and overlooking so not suitable	N	No known interest	L-M	L-M	M	M-L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
AS18	N	Site has no access and development would lead to overlooking and amenity space issues so not suitable	N	No known interest	L-M	L	L	M-L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
AS19	N	Site has no access and development would lead to overlooking and amenity space issues so not suitable	N	No known interest	L-M	L	L	M-L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Poor access	Improvements to access
AS20	N	Development would lead to overlooking and amenity issues so not suitable	N	No known interest	L-M	L	L	M-L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
AS21	N	Development would result in loss of parking provision in area with little alternative, and overlooking so not suitable	N	No known interest	L-M	L-M	M	M-L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
AS22	N	Development would lead to overlooking and amenity issues so not suitable	N	No known interest	L-M	L	L	M-L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
AS23	Y	Site has permission and is in residential area and has good access to local facilities and transport links so could contribute to sustainable, mixed community	Y	Developer intention to bring site forward	L-M	M-L	L	M	Y	Site has permission and small site so may be viable for local developer	0-5	Site has permission and intention to develop		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
AS24	N	Development would lead to overlooking and amenity issues so not suitable	N	No known interest	L-M	L	L	M-L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
AS25	N	Development would lead to overlooking and amenity issues so not suitable	N	No known interest	L-M	L	L	M-L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
AS26	N	Development would result in loss of parking provision in area with little alternative, and overlooking so not suitable	N	No known interest	L-M	L-M	M	M-L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
AS27	N	Site is amenity space and would not be suitable	N	No known interest	L-M	L	L	M-L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
AS28	N	Site is adjacent to railway and development would lead to amenity space and overlooking issues so not suitable	N	No known interest	L-M	L	L	M-L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
AS29	N	Development would result in loss of parking provision in area with little alternative, and overlooking so not suitable	N	No known interest	L-M	L-M	M	M-L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
AS30	N	Development would result in loss of parking provision in area with little alternative, and overlooking so not suitable	N	No known interest	L-M	L-M	M	M-L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
AS31	Y	Site is in residential area and has good access to local facilities and transport links so could contribute to sustainable, mixed community	N	No known interest	L-M	M-L	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
AS32	N	Site has no access and development would result in loss of amenity and overlooking so not suitable	N	No known interest	L-M	L	L	M-L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Poor access	Improvements to access
AS33	N	Development would result in loss of parking provision in area with little alternative, and overlooking so not suitable	N	No known interest	L-M	L-M	M	M-L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
AS34	Y	Site is in residential area and would mirror adjoining new build. Could contribute to sustainable, mixed community so suitable	N	No known interest	L-M	L	M	M	Y	Costs are likely to be low and site could be of interest to local developer and could be viable	No phasing	Site could be developable but no information to suggest that it will become available		
AS35	N	Development would lead to overlooking and amenity issues so not suitable	N	No known interest	L-M	L	L	M-L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
AS36	N	Site has no access and development would result in loss of amenity and overlooking so not suitable	N	No known interest	L-M	L	L	M-L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Poor access	Improvements to access
AS37	N	Site is adjacent to railway and development would lead to amenity space and overlooking issues so not suitable	N	No known interest	L-M	L	L	M-L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
AS41	Y	Site is in residential area and has good access to local facilities and transport links so could contribute to sustainable, mixed community	N	Site currently in use, but may be available longer term	M	M-L	M	L-M	Y	Site could provide a medium to high density development of interest to local and regional developers	11-15	Site considered developable but currently in use so not deliverable short term	Existing use	

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
AS43	Y	Site is green belt but is adjacent to existing settlement and could contribute to sustainable, mixed community so suitable	Y	Developer interest in bringing site forward	M	L-M	M	M	Y	Site costs likely to be low though access would need to be improved. Could provide medium to high density development	6-10	Site considered developable, but may not be deliverable short term	Poor access	Improvements to access
AS44	Y	Site is green belt but is adjacent to existing settlement and could contribute to sustainable, mixed community so suitable	N	No known intention	M	M-L	M	L-M	Y	Site could provide a medium to high density development of interest to local and regional developers	No phasing	Site could be developable but no information to suggest that it will become available		

Ashridge Ward

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
AS1						
AS2						
AS3						
AS4						
AS5						
AS6						
AS7						
AS8						
AS9						
AS10						
AS11						
AS12						
AS14						
AS15						
AS16						
AS17						
AS18						
AS19						
AS20						
AS21						
AS22						
AS23	0.063	N/A	1	1	1	Site has planning permission
AS24						
AS25						
AS26						
AS27						
AS28						
AS29						
AS30						
AS31						
AS32						
AS33						
AS34	0.140	5	5	9	7	
AS35						
AS36						
AS37						
AS38						
AS39						
AS40						
AS41	0.234	7	15	25	20	
AS43	1.581	6	49	73	61	
AS44	0.693	14	23	37	30	

Ashridge Ward

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
AS1	Bromborough Green															
AS2	Front of 271-289 Prestwick Road															
AS3	Bognor Gardens															
AS4	Garage Court, Bowring Green															
AS5	Garage Court, Morriston Close															
AS6	Huntercrombe Gardens															
AS7	Kenilworth Gardens															
AS8	Garage Court 44-46 Barnhurst Path															
AS9	Garage Court Rear of 305-335 Prestwick Road															
AS10	Garage Court and Woodland Rear of Grapevine PH															
AS11	Front of 55-65 Ashridge Drive															
AS12	Bramley Gardens															
AS14	Garage Court Adjacent 7 Blackford Road															
AS15	Allotments Adjacent 7 Ashford Green															
AS16	Front of 51-59 Heysham Drive															
AS17	Front of 6-18 Heysham Drive															
AS18	Rear of 5 Letchworth Close															
AS19	Rear of 5-8 Ashford Green															
AS20	Adjacent 115 Heysham Drive															
AS21	Garage Court Adjacent 34 Blackford Road															
AS22	Front 36-42 Heysham Drive															
AS23	Adj 2 Blackford Road	0.063	N/A	U	N	1	1									Site has permission
AS24	Land Between 261-263 Prestwick Road															
AS25	Front of 60-78 Ilkley Road															
AS26	Ormskirk Road															
AS27	Opposite 238 Prestwick Road															
AS28	Woodhall Lane															
AS29	Lundin Walk															
AS30	Ormskirk Road															
AS31	Adjacent 49 Caldwell Road															
AS32	Allotments, Woodhall Lane															
AS33	Ganton Walk															
AS34	Front of 1-10 Arran Green	0.140	5	U	N									5	9	

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
AS35	Adjacent to 8 Kilmarnock Road															
AS36	Garage Court and Allotments, Woodhall Lane															
AS37	Rear of 83-125 Prestwick Road															
AS38	Cherry Hills															
AS39	Arran Green															
AS40	Lytham Avenue															
AS41	Grapevine PH, Prestwick Road	0.234	7	U	N					15	25					
AS43	Land Adjoining Foxgrove Path	1.581	6	G	N			49	73							
AS44	Land East of Lytham Avenue	0.693	14	G	N									23	37	
Total Urban						1	1			15	25			5	9	
Total Greenfield								49	73					23	37	
Total >5ha								49	73							
Total						1	1	49	73	15	25			28	46	

Bedmond and Primrose Hill Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
BP1	31-38 Railway Terrace	Residential and gardens			0.143		U	N
BP2	Lakeview, Railway Terrace	Residential	Y	Residential development completed				
BP3	North of Masters Yard, Railway Terrace	Vacant overgrown land			0.819		U	N
BP4	Rear of 2 Harthall Lane	Garden			0.403		U	N
BP5	Masters Yard, Railway Terrace	Employment		In use	1.301		U	N
BP6	28-30 Primrose Hill	Warehouse/ storage		In use	0.213		U	N
BP7	Happy Valley, Kings Park, Stanhope Works and Premier Works, Primrose Hill	Employment site		In use	3.726		U	N
BP8	The Bell, Primrose Hill	Pub and car park		In use	0.091		U	N
BP9	Adjacent 6 Water Lane	Warehouse and storage, site now cleared			0.130	Permission for 4 dwellings	U	N
BP11	Ovaltine Site	Residential	Y	Residential development completed				
BP13	Monaco Works, Station Road	Commercial use		In use	0.314		U	N
BP14	Rear of 48-58 Station Road	Backlands			0.139		U	N
BP15	Beaufort Court, Egg Farm Lane	Offices and wind turbine		In use	2.946		U	N
BP16	Alpine Press, Station Road	Warehouse/ light industrial		In use	0.186		U	N
BP17	Home Park South	Employment and educational use		In use	1.827		U	N
BP24	Kingley Park ¹	Employment		Recent development, in use	1.676		U	N
BP25	Home Park North	Employment		In use	1.670		U	N
BP26	Twychells Farm, St Albans Lane	Farmland		Site extends into St Albans Council area	6.181		G	Y
BP27	West of Bluebell Drive	Open land			0.715		G	N
BP28	North of Egg Farm Lane	Open land			0.585		G	N
BP29	West of 10 Toms Lane	Open land			1.237		G	N
BP30	North of Stud Cottage	Open land			1.161		G	N
BP31	South of Stud Cottage	Open land			1.593		G	N
BP32	Three Acres, Toms Lane	Commercial open storage and residential			1.045		U	N
BP33	Land to the North West of Bluebell Drive	Open land			5.448		G	Y
BP34	Land at East Lane	Farmland, open land and kennels			11.689		G	Y
BP35	114-118 Toms Lane	Open land			0.605		G	N
BP36	65 Toms Lane	Fencing Yard		In use	0.490		U	N

¹ Site is a duplicate of BP10 and BP12, not picked up in report of SHLAA 2008

Bedmond and Primrose Hill Ward

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
BP1									Green belt										
BP3									Green belt	✓	✓								Wildlife site, flood risk on part of site
BP4	✓								Green belt							✓			Poor access, right of way adjacent
BP5										✓				✓					Flood risk, some TPOs around site
BP6										✓									Flood risk on part of site
BP7				✓					Employment site	✓				✓					Flood risk, some TPOs around site
BP8									Green belt adjacent			✓							Listed building
BP9										✓									Flood risk
BP13				✓					Employment site, green belt adjacent										
BP14	✓								Green belt adjacent										
BP15									Green belt			✓							Locally important buildings, TPOs at site edge
BP16				✓					Employment site, green belt adjacent										
BP17				✓					Employment site, green belt adjacent	✓									Flood risk, right of way adjacent
BP24				✓					Employment site, green belt adjacent			✓		✓					Archaeological site on part of site, TPO
BP25				✓					Employment site	✓									Flood risk
BP26	✓								Green belt										Right of way adjacent
BP27	✓								Green belt		✓				✓				Wildlife site on part of site, possible contamination on part of site
BP28	✓								Green belt					✓					TPO on part of site
BP29	✓								Green belt										
BP30	✓								Green belt					✓					TPO on part of site, locally important building adjacent
BP31	✓								Green belt					✓					TPO on part of site, locally important building and right of way adjacent
BP32	✓								Green belt										

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
BP33	✓								Green belt										Rights of way across site
BP34	✓								Green belt		✓			✓					Wildlife site on part of site, TPO on part of site, right of way through site
BP35	✓								Green belt										
BP36	✓								Green belt										

Bedmond and Primrose Hill Ward

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
BP1	N	Site is in existing residential use and development would lead to issues of amenity space and overlooking so not suitable	N	Multiple ownerships and no known interest	M	M-H	L	M	N	Costs are likely to be high as a result of land assembly and so development for small site likely to be unviable. No reasonable prospect that housing could be delivered	-	Site not deliverable/ developable	Multiple ownerships	Land assembly
BP3	Y	Site is green belt but is adjacent to settlement and would meet green belt criteria. Site is in residential area and has access to local facilities and transport links so would contribute to sustainable, mixed community	Y	Site is vacant and developer interest in bringing forward for development	M	M	M	M	Y	Site is currently vacant and costs likely to be relatively low. Could support medium to high density development and likely to be viable in medium to long term	6-10	Site is considered to be developable, but may not be viable in short term	Flood risk	Flood defences
BP4	Y	Site is green belt but is adjacent to settlement and meets green belt criteria. Development could contribute to sustainable mixed community	N	No known interest	M	L	M	M	Y	Site is in high value area and likely to have low costs so could be attractive to local developer	No phasing	Site could be developable but currently in use and no information to suggest that it will become available		
BP5	Y	Site is adjacent to residential development and has access to local services and transport links so could contribute to sustainable, mixed community	N	Site is currently in use and no known intention to develop	M	M	M	M	Y	Site is adjacent to new development and could provide medium to high density development with relatively low costs	No phasing	Site could be developable but currently in use and no information to suggest that it will become available	Existing use	

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
BP6	Y	Site is adjacent to residential development and has access to local services and transport links so could contribute to sustainable, mixed community	N	Site is in multiple ownerships and no known intention	M	M-H	M	M	Y	Site has good access and could be viable subject to land assembly	No phasing	Site could be developable but currently in use and no information to suggest that it will become available	Multiple ownerships	Land assembly
BP7	Y	Site is adjacent to residential and there could be potential for a mixed use development of some of the employment to contribute to sustainable, mixed community	N	Site is in multiple ownerships and no current known intention to develop	M	M-H	M	M	Y	Site has good access and could be viable for a mixed use development retaining some employment subject to land assembly	No phasing	Site could be developable but currently in use and no information to suggest that it will become available	Multiple ownerships, loss of employment	Land assembly, mixed use development
BP8	Y	Site is surrounded by residential and close to local facilities and transport links so would contribute to sustainable mixed community though would need to consider listed building	N	No known interest	M	M	L	M	N	Site is close local facilities, but unlikely to be viable because of existing business use and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Existing use	
BP9	Y	Site has planning permission, is in a residential area with access to local facilities and transport links so could contribute to sustainable, mixed community	Y	Site has been cleared and developer intention exists	M	L	M	M	Y	Site is in medium value area with low costs and development in progress so expected to be viable	0-5	Development in progress		
BP13	Y	Site is adjacent to residential and has good access to transport links so could contribute to sustainable, mixed development subject to overlooking issues	N	Site is currently in use and no known intention	M	M-H	M	M	Y	Site has good access and could be viable for a mixed use development retaining some employment	No phasing	Site could be developable but currently in use and no information to suggest that it will become available	Existing use	

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
BP14	N	Site is adjacent to railway and small, and development would result in overlooking and amenity space issues so not suitable	N	Multiple ownerships and no known interest	M	M-H	L	M	N	Costs are likely to be high as a result of land assembly and so development for small site likely to be unviable. No reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Multiple ownerships	Land assembly
BP15	Y	Site is green belt but adjacent to existing settlement and meets green belt criteria. Good access to transport links so could contribute to sustainable, mixed community, subject to locally listed buildings issues	N	Site is in use for a viable business and no known intention	M	M	L	M	N	Site is close local facilities, but unlikely to be viable because of existing business use and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Existing use	
BP16	Y	Site is adjacent to residential and has good access to transport links so could contribute to sustainable, mixed development subject to overlooking issues	N	Site is currently in use and no known intention	M	M-H	M	M	Y	Site has good access and could be viable for a mixed use development retaining some employment	No phasing	Site could be developable but currently in use and no information to suggest that it will become available	Existing use	
BP17	Y	Site is opposite residential and there could be potential for a mixed use development of some of the employment to contribute to sustainable, mixed community	N	Site is in multiple ownerships and no current known intention to develop	M	M-H	H	L	Y	Site has good access and could be viable for a mixed use development retaining some employment subject to land assembly	No phasing	Site could be developable but currently in use and no information to suggest that it will become available	Multiple ownerships, loss of employment	Land assembly, mixed use development
BP24	Y	Site is opposite residential and there could be potential for a mixed use development of some of the employment to contribute to sustainable, mixed community	N	Site is in multiple ownerships and no current known intention to develop	M	M-H	H	L	N	Site is in use for viable businesses and has recently been developed as employment so unlikely to be viable for residential development	-	Site not deliverable/developable	Existing use	

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
BP25	Y	Site is adjacent to residential and there could be potential for a mixed use development of some of the employment to contribute to sustainable, mixed community	N	Site is in multiple ownerships and no current known intention to develop	M	M	H	L	Y	Site has good access and could be viable for a mixed use development retaining some employment subject to land assembly	No phasing	Site could be developable but currently in use and no information to suggest that it will become available	Multiple ownerships, loss of employment	Land assembly, mixed use development
BP26	N	Site is in green belt and does not abut any settlement therefore is not suitable according to green belt criteria	Y	Landowner interest in bringing site forward	M	L	M	M	Y	Large site in attractive location with low costs is likely to be viable, however, no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
BP27	Y	Site is in green belt but is adjacent to settlement and could contribute to sustainable, mixed community so suitable	Y	Landowner interest in bringing part of site forward	M	M	M	M	Y	Site likely to be attractive as a result of countryside outlook but may be costs associated with contamination from former tip site and as tow owners	6-10	Site is in two ownerships and part is not available in short term because of contamination, but developable in medium to longer term	Multiple ownerships, contamination	Land assembly, land remediation
BP28	Y	Site is in green belt but is adjacent to settlement and could contribute to sustainable, mixed community so suitable	N	Landowner no longer pursuing site for development	M	L	M	M	Y	Site likely to be attractive as a result of countryside outlook and costs low so likely to be viable	No phasing	Site could be developable but developer no longer pursuing so site not available		
BP29	Y	Site is in green belt but is adjacent to settlement and could contribute to sustainable, mixed community so suitable	Y	Landowner interest in bringing site forward	M	L	M-H	H	Y	Site likely to be attractive as a result of countryside outlook and costs low so likely to be viable	0-5	Landowner indicates site is deliverable in short term		
BP30	Y	Site is in green belt but is adjacent to settlement and could contribute to sustainable, mixed community so suitable	N	Landowner no longer pursuing site for development	M	L	M	M	Y	Site likely to be attractive as a result of countryside outlook and costs low so likely to be viable	No phasing	Site could be developable but developer no longer pursuing so site not available		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
BP31	N	Site is in green belt and does not abut any settlement therefore is not suitable according to green belt criteria	N	Landowner no longer pursuing site for development	M	L	M	M	N	Site likely to be attractive as a result of countryside outlook and costs low so likely to be viable, but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
BP32	Y	Site is in green belt but is adjacent to settlement and could contribute to sustainable, mixed community so suitable	Y	Landowner interest in bringing site forward	M	L	M	H	Y	Site likely to be attractive as a result of countryside outlook and costs low so likely to be viable	6-10	Landowner interest in bringing site forward, and site considered developable but may not be deliverable in short term		
BP33	N	Site is green belt and would be inappropriate to the size of Bedmond therefore not suitable	Y	Landowner interest in bringing site forward	M	L	M	M	N	Site likely to be attractive as a result of countryside outlook and costs low so likely to be viable, but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
BP34	N	Site is green belt and would be inappropriate to the size of Bedmond therefore not suitable	Y	Multiple ownerships but landowner interest in bringing site forward	M	L	M	M	N	Site likely to be attractive as a result of outlook and low costs but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
BP35	Y	Site is in green belt but adjacent to settlement and meets green belt criteria. Could contribute to sustainable, mixed community	Y	Landowner interest in bringing site forward	M	L	M	M	Y	Site likely to be attractive as a result of countryside outlook and costs low so likely to be viable	6-10	Landowner interest, and site considered developable but may not be deliverable in short term		
BP36	Y	Site is in green belt but adjacent to settlement and meets green belt criteria. Could contribute to sustainable, mixed community	Y	Currently in use but landowner interest in bringing site forward	M	L	M	M	Y	Site likely to be attractive as a result of countryside outlook and costs low so likely to be viable	6-10	Landowner interest, and site considered developable but currently in use and may not be deliverable in short term	Existing use	

Bedmond and Primrose Hill Ward

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
BP1						
BP2						
BP3	0.819	2	28	50	39	
BP4	0.403	2	14	25	20	
BP5	1.301	2	44	79	62	
BP6	0.213	2	7	13	10	
BP7	2.484 (3.726)	2	84	152	118	Site area reduced by 1/3 to allow for retention of some employment
BP8						
BP9	0.130	N/A	4	4	4	Site has planning permission
BP11						
BP13	0.314	2	11	19	15	
BP14						
BP15						
BP16	0.124 (0.186)	2	4	8	6	Site area reduced by 1/3 to allow for retention of some employment
BP17	1.218 (1.827)	2	41	74	115	Site area reduced by 1/3 to allow for retention of some employment
BP24						
BP25	1.11 (1.670)	2	38	68	53	Site area reduced by 1/3 to allow for retention of some employment
BP26						
BP27	0.715	12	21	23	22	
BP28	0.585	7	37	61	49	
BP29	1.237	12	37	40	39	Information from developer based on technical work
BP30	1.161	12	35	37	36	
BP31						
BP32	1.045	N/A	32	48	40	
BP33						
BP34						
BP35	0.605	12	18	19	18	
BP36	0.490	12	15	16	15	

Bedmond and Primrose Hill Ward

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
BP1	31-38 Railway Terrace															
BP2	Lakeview, Railway Terrace															
BP3	North of Masters Yard, Railway Terrace	0.819	2	U	N			28	50							
BP4	Rear of 2 Harthall Lane	0.403	2	U	N									14	25	
BP5	Masters Yard, Railway Terrace	1.301	2	U	N									44	79	
BP6	28-30 Primrose Hill	0.213	2	U	N									7	13	
BP7	Happy Valley, Kings Park, Stanhope Works and Premier Works, Primrose Hill	2.484 (3.726)	2	U	N									84	152	
BP8	The Bell, Primrose Hill															
BP9	Adjacent 6 Water Lane	0.130	N/A	U	N	4	4									Site has permission
BP11	Ovaltine Site															
BP13	Monaco Works, Station Road	0.314	2	U	N									11	19	
BP14	Rear of 48-58 Station Road															
BP15	Beaufort Court, Egg Farm Lane															
BP16	Alpine Press, Station Road	0.124 (0.186)	2	U	N									4	8	
BP17	Home Park South	1.218 (1.827)	2	U	N									41	74	
BP24	Kingley Park															
BP25	Home Park North	1.11 (1.670)	2	U	N									34	68	
BP26	Twychells Farm, St Albans Lane															
BP27	West of Bluebell Drive	0.715	12	G	N			21	23							
BP28	North of Egg Farm Lane	0.585	7	G	N									37	61	
BP29	West of 10 Toms Lane	1.237	N/A	G	N	22	22									
BP30	North of Stud Cottage	1.161	12	G	N									35	37	
BP31	South of Stud Cottage															
BP32	Three Acres, Toms Lane	1.045	6	U	N			32	48							
BP33	Land to the North West of Bluebell Drive															
BP34	Land at East Lane															
BP35	114-118 Toms Lane	0.605	12	G	N			18	19							
BP36	65 Toms Lane	0.490	12	U	N			15	16							
Total Urban						4	4	75	64					239	438	
Total Greenfield						22	22	39	42					72	98	
Total >5ha																
Total						26	26	114	156					311	536	

Carpenders Park Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
CP1	Car Park Rear of The Parade, Delta Gain	Garages and parking		In use	0.176		U	N
CP2	Front of The Parade, Delta Gain	Shopping parade forecourt			0.042		U	N
CP3	Adjacent 2 On The Hill	Garden and verge			0.042		U	N
CP4	Garages Adjacent to 60-90 By The Wood	Garage Court		In use	0.074		U	N
CP5	Garages Adjacent to Cholesbury, By The Wood	Garage court		In use	0.118		U	N
CP6	Adjacent 2 Margeholes	Garden			0.036		U	N
CP7	Adjacent 146 Penrose Avenue	Garden			0.021		U	N
CP8	Rear of 144 Penrose Avenue	Garden			0.014		U	N
CP9	Adjacent 74 Gibbs Couch	Garage court		In use	0.098		U	N
CP10	Land North of Kebbell House, Delta Gain	Vacant employment land			0.444		U	N
CP11	Highfield	Residential	Y	Residential development completed				
CP12	Kebbell House, Delta Gain	Office Building			0.367		U	N
CP14	West of Oxhey Lane/ North of Little Oxhey Lane	Open land			5.238		G	Y

Carpenders Park Ward

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
CP1										✓									Flood risk on most of site
CP2										✓									Flood risk
CP3										✓									Flood risk on part of site
CP4																			
CP5									Green belt adjacent	✓									Flood risk on part of site, wildlife site adjacent
CP6																			
CP7																			
CP8																			
CP9																			TPOs adjacent
CP10				✓					Employment site	✓									Flood risk
CP12				✓					Employment site	✓									Flood risk
CP14	✓								Green belt					✓					Some TPOs on site, wildlife site and flood risk adjacent

Carpenders Park Ward

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CP1	N	Site is in active use for parking supporting local shopping parade so development would not contribute to sustainable, mixed community	N	No known interest	M	M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CP2	N	Site is forecourt for shopping parade so development would not contribute to sustainable, mixed community	N	No known interest	M	M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CP3	Y	Site is in residential area and has good access to local facilities and transport links so could contribute to sustainable, mixed community	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
CP4	N	Site is in active use for parking so not suitable for development with no alternative provision	N	No known interest	M	M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CP5	N	Site is in active use for parking so not suitable for development with no alternative provision	N	No known interest	M	M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CP6	Y	Site is in residential area and has good access to local facilities and transport links so could contribute to sustainable, mixed community	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CP7	Y	Site is in residential area and has good access to local facilities and transport links so could contribute to sustainable, mixed community	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
CP8	N	Site is in residential area but is small and development would lead to overlooking and issues over amenity space so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
CP9	N	Site is in active use for parking so not suitable for development with no alternative provision	N	No known interest	M	M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CP10	Y	Site is in residential area and close to local facilities and transport links so would contribute to sustainable, mixed community subject to resolution of flooding issues	Y	Site is vacant and developer interest in bringing site forward	M	M	M	M-H	Y	Site is in a medium value area and costs are expected to be low apart from flood relief measures, medium to high density development could be viable	0-5	Previous applications and developer interest suggest housing could be delivered in short term	Flood risk	Flood defences
CP12	N	Site is providing local employment in area with limited other employment so development would not contribute to sustainable, mixed community	N	In use for viable businesses and no known interest	M	M-H	L	M	N	Site is in use for viable business and therefore costs of developing would be high, so housing not expected to be deliverable	-	Site not deliverable/developable		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CP14	Y	Site is green belt but is adjacent to existing settlement so complies with green belt criteria and development could contribute to sustainable, mixed community	N	Landowners have indicated that land is required for cemetery use and will not become available for development	M	M	L	M-H	N	Site could provide a large development of medium to high density housing of interest to regional and national developers with low costs, so could be viable, however no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Requirement for cemetery	Alternative cemetery provision

Carpenders Park Ward

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
CP1						
CP2						
CP3						
CP4						
CP5						
CP6						
CP7						
CP8						
CP9						
CP10	0.444	2	15	27	21	
CP11						
CP12						
CP14						

Carpenders Park Ward

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
CP1	Car Park Rear of The Parade, Delta Gain															
CP2	Front of The Parade, Delta Gain															
CP3	Adjacent 2 On The Hill															
CP4	Garages Adjacent to 60-90 By The Wood															
CP5	Garages Adjacent to Cholesbury, By The Wood															
CP6	Adjacent 2 Margeholes															
CP7	Adjacent 146 Penrose Avenue															
CP8	Rear of 144 Penrose Avenue															
CP9	Adjacent 74 Gibbs Couch															
CP10	Land North of Kebbell House, Delta Gain	0.444	2	U	N	15	27									
CP11	Highfield															
CP12	Kebbell House, Delta Gain															
CP14	West of Oxhey Lane/ North of Little Oxhey Lane															
Total Urban						15	27									
Total Greenfield																
Total >5ha																
Total						15	27									

Chorleywood East Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
CE1	Beechwood Park	Residential	Y	Residential development completed				
CE2	1A Beechwood Park	Residential	Y	Residential development completed				
CE3	Chorleywood Road	Residential	Y	Residential development completed				
CE4	Chorleywood Road	Residential	Y	Residential development completed				
CE5	Land at Chestnut Avenue	Gardens			1.884	Previous rejections	U	N
CE6	Rear of Woodside Cottage, Overstream	Garden			0.113		U	N
CE7	Charnwood and Ridge House, Chorleywood Road	Residential			0.280	Permission for 16 flats	U	N
CE8	The Barn, Solesbridge Lane	Barn and open land			0.400		G	N

Chorleywood East Ward

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
CE5														✓					TPOs
CE6												✓							Conservation area
CE7														✓					Some TPOs on site
CE8	✓								Green belt	✓									Flood risk on part of site

Chorleywood East Ward

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CE5	N	Site is covered by TPOs and previous applications rejected	N	Multiple ownership and no known interest	M-H	M-H	M	M	N	Site is in multiple ownerships and existing residential use so may be high costs of land assembly making development unviable, and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Multiple ownerships	Land assembly
CE6	Y	Site is in a residential area and development could contribute to sustainable, mixed community	N	No known interest and covenant on land preventing development	M-H	M	M	M	N	Development could be viable but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Covenant on land	
CE7	Y	Site has permission and is in residential area so could contribute to sustainable, mixed community	Y	Developer intent to bring site forward for development	M	M	M	M	Y	Site is in high value area and has permission	0-5	Developer intention to bring site forward		
CE8	Y	Site is in green belt but is adjacent to residential and meets green belt criteria so suitable	Y	Landowner intention to bring site forward	M	L	M	M	Y	Site is in a high value area and costs are likely to be low so development may be viable	6-10	Although landowner intention, has not been actively pursued and therefore not expected to be deliverable in short term		

Chorleywood East Ward

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
CE1						
CE2						
CE3						
CE4						
CE5						
CE6						
CE7	0.280	N/A	14	14	14	Site has permissions for net gain of 14
CE8	0.400	12	12	13	13	

Chorleywood East Ward

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
CE1	Beechwood Park															
CE2	1A Beechwood Park															
CE3	Chorleywood Road															
CE4	Chorleywood Road															
CE5	Land at Chestnut Avenue															
CE6	Rear of Woodside Cottage, Overstream															
CE7	Charnwood and Ridge House, Chorleywood Road	0.280	N/A	U	N	14	14									
CE8	The Barn, Solesbridge Lane	0.400	12	G	N			12	13							
Total Urban						14	14									
Total Greenfield								12	13							
Total >5ha																
Total						14	14	12	13							

Chorleywood West Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
CW1	Land at The Cottage, Homefield Road	House and large garden		Various planning permissions for 6 dwellings	0.481		U	N
CW2	Arklow Court, Common Road	Residential	Y	Residential development completed				
CW3	Backlands of Sportsman Hotel, Station Approach	Residential	Y	Residential development completed				
CW4	Ryman Court, Stag Lane	Residential and parking			0.801		U	N
CW5	Rear of 17 Lower Road	Overgrown land			0.062		U	N
CW6	Ferry Car Park, Lower Road	Parking			0.339		U	N
CW7	Car Park Rear of 2 South Road	Parking			0.024		U	N
CW8 ²	Churleswood Court, Shire Lane	Residential	Y	Residential development completed				
CW9	Car Park Adjacent to 1 Shire Lane	Parking			0.035		U	N
CW10	Chorleywood Telephone Exchange, New Parade	Telephone exchange and parking			0.130		U	N
CW11	Garages Adjacent 11 Copmans Wick	Garage court			0.103		U	N
CW12	Juniper Court, Quickley Lane	Residential	Y	Residential development completed				
CW13	Rear of 8-10 Rendlesham Way	Open land			0.102		U	N
CW14	14 Rendlesham Way	Residential	Y	Residential development completed				
CW15 ³	Heronsgate Garage, Heronsgate Road	Garage			0.095		U	N
CW16	Rickwood Garage, Heronsgate Road	Garage			0.051		U	N
CW17	Front of 3-8 Bullsland Gardens	Amenity space			0.051		U	N
CW18	Adjacent St Andrews Church, Quickley Lane	Garden			0.062		U	N
CW19a	Darvells Yard, Common Road	Residential	Y	Residential development completed				
CW19b	Witton House, Lower Road	Retail and doctors surgery			0.111	Permission for 4 flats	U	N
CW20	South Road	Residential	Y	Residential development completed				
CW21a	Rear of 1-7 Main Parade, Shire Lane	Overgrown forecourt			0.019		U	N
CW21b	Land Rear of Crindau, Homefield Road	Garden			0.213	Permission for 1 dwelling	U	N
CW22	Former Sportsman Hotel, Station Approach	Residential	Y	Residential development completed			U	
CW26	Land Rear of Maples, Stag Lane	Open land			2.302		G	N
CW27	Hall Farm, Berry Lane	Open land			1.862		G	N
CW28	East of Green Street	Open land			22.616		G	Y
CW29	Beulah House and Wainhill, Common Road	Residential			0.290	Permission refused for 14 flats	U	N
CW30	South of Berry Lane	Open land			1.690		G	N
CW31	East of Shepherd's Lane	Open land			1.426		G	N

² Site is a duplicate of CW24, not picked up in report of 2008 SHLAA

³ Site is a duplicate of CW25, not picked up in report of 2008 SHLAA

Chorleywood West Ward

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
CW1												✓							Conservation area, locally listed building
CW4																			
CW5														✓		✓			TPOs, poor access, railway adjacent
CW6												✓							Conservation area
CW7												✓							Conservation area
CW9									Adjacent retail frontage										
CW10									Rear of retail frontage										
CW11																			Wildlife site adjacent
CW13																✓			No access
CW15																			
CW16																			Right of way adjacent
CW17																			
CW18																			
CW19b					✓				Retail frontage										Conservation area adjacent
CW21a									Rear of retail frontage										
CW21b												✓							Conservation area
CW26	✓						✓		Green belt, open space		✓								Wildlife site, right of way through site
CW27	✓								Green belt										Locally listed building adjacent
CW28	✓	✓							Green belt, AONB,										Wildlife site and right of way adjacent
CW29												✓							Conservation area
CW30	✓								Green belt										Locally important building adjacent
CW31	✓								Green belt										

Chorleywood West Ward

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CW1	Y	Site has planning permission and is in a residential area with good access to local facilities and transport links so could contribute to sustainable, mixed community	Y	Developer intention to bring site forward	M	M-H	M-H	M	Y	Development in progress	0-5	Development in progress		
CW4	N	Site is in existing residential use and development would lead to loss of parking and amenity space and issues of overlooking	N	Site in multiple ownerships and no known intention	M	H	L	M	N	High costs as a result of land assembly and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Multiple ownerships, existing use	Land assembly
CW5	N	Site is covered by TPOs, has no access and is adjacent to railway so not suitable	N	No known interest	M	M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Poor access	Improvements to access
CW6	N	Site is in active use for parking providing for town centre shops so development would not contribute to sustainable, mixed community	N	No known interest	M	M-H	L	M	N	Site has good access to town, but steep site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CW7	N	Site is in active use for parking for viable business so development would not contribute to sustainable, mixed community	N	No known interest	M	M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CW9	N	Site is in active use for parking for viable businesses so development would not contribute to sustainable, mixed community	N	No known interest	M	M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CW10	Y	Site is adjacent to residential and has good access to local facilities and transport links so could contribute to sustainable, mixed community	N	Site is in use and no known intention	M	M-H	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Existing use	
CW11	N	Development would result in loss of parking provision in area with little alternative and development would lead to issues of amenity space and overlooking so not suitable	N	No known interest	M	M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CW13	N	Site has no access and development would lead to issues of overlooking and amenity space so not suitable	N	Multiple ownerships and no known intention	M	M-H	L	M	N	Current use of residential in multiple ownerships means costs may be high making small site unviable. No reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Poor access	Improvement to access
CW15	Y	Site is in residential area and no constraints on development, access to local facilities so site could contribute to sustainable, mixed community	N	Site is currently in use for viable business and no known intention to develop	M	M	M	M	Y	Site is in high value area and could be attractive to local developer	No phasing	Site could be developable but currently in use and no information to suggest that it will become available	Existing use	
CW16	Y	Site is in residential area and no constraints on development, access to local facilities so site could contribute to sustainable, mixed community	N	Site is currently in use for viable business and no known intention to develop	M	M-H	H	L	Y	Site is in high value area and could be attractive to local developer	No phasing	Site could be developable but currently in use and no information to suggest that it will become available	Existing use	

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CW17	N	Development would result in loss of parking provision and issues of loss of amenity space and overlooking so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CW18	N	Site is amenity space for church and has no separate access so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
CW19b	Y	Site has permission. Site has good access to local facilities and transport links and would contribute to sustainable, mixed community	Y	Some developer interest in bringing site forward	M	M-H	M	M-H	Y	Site has good access and permission for small development in high value area and may be attractive to local developer	0-5	Site has permission for small development in high value area		
CW21a	N	Small site and development would lead to amenity space and overlooking issues so not suitable	N	No known interest	M	M	M	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
CW21b	Y	Site has outline permission and is in a residential area with good access to local facilities and transport links so would contribute to sustainable, mixed community	Y	Some interest in bringing site forward	M	L	H	M-H	Y	Site is in high value area and low costs for development so likely to be viable	0-5	Small site considered deliverable in short term		
CW26	N	Site is open space and wildlife site and therefore not suitable for development	Y	Landowner intention to bring site forward	M	L	M	M	N	Development of site could be viable, however no reasonable prospect that housing could be delivered on site	-	Site not deliverable/developable		
CW27	Y	Site is green belt but adjacent to settlement and in a residential area so could contribute to sustainable, mixed community	Y	Landowner intention to bring site forward	M	L	M	M	N	Low costs and high value area so development likely to be viable and of interest to national or regional developer	6-10	Access is poor and large site may not be viable in short term	Poor access	Improvement to access

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CW28	N	Site is AONB and therefore not considered suitable for development	Y	Landowner intention to bring site forward	M	L	M	M	N	Large site in attractive location with low costs is likely to be viable, however, no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CW29	Y	Site is in residential area with good access to local facilities and transport links so could contribute to sustainable, mixed community, subject to conservation area issues being resolved	Y	Landowner intention to bring site forward	M	M	M	M	Y	Site has good access and is in high value area so likely to be viable	0-5	Previous applications on site so potential to be deliverable in short term		
CW30	Y	Site is green belt but adjacent to settlement and in a residential area so could contribute to sustainable, mixed community	Y	Landowner intention to bring site forward	M	L	M	M	N	Low costs and high value area so development likely to be viable and of interest to national or regional developer	6-10	Access is poor and large site may not be viable in short term	Poor access	Improvement to access
CW31	N	Site is green belt but does not abut any settlement therefore not suitable according to green belt criteria	Y	Landowner intention to bring site forward	M	L	M	M	N	Large site in attractive location with low costs is likely to be viable, however, no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		

Chorleywood West Ward

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
CW1	0.481	N/A	6	6	6	Site has permission for 6
CW2						
CW3						
CW4						
CW5						
CW6						
CW7						
CW8						
CW9						
CW10						
CW11						
CW12						
CW13						
CW14						
CW15	0.095	3	4	7	6	
CW16	0.051	3	2	4	3	
CW17						
CW18						
CW19a						
CW19b	0.111	N/A	4	4	4	Site has permission for 4
CW20						
CW21a						
CW21b	0.213	N/A	1	1	1	Site has permission for 1
CW22						
CW26						
CW27	1.862	14	61	99	80	
CW28						
CW29	0.290	3	12	20	16	
CW30	1.690	12	51	54	52	
CW31						

Chorleywood West Ward

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
CW1	Land at The Cottage, Homefield Road	0.481	N/A	U	N	6	6									
CW2	Arklow Court, Common Road															
CW3	Backlands of Sportsman Hotel, Station Approach															
CW4	Ryman Court, Stag Lane															
CW5	Rear of 17 Lower Road															
CW6	Ferry Car Park, Lower Road															
CW7	Car Park Rear of 2 South Road															
CW8	Churleswood Court, Shire Lane															
CW9	Car Park Adjacent to 1 Shire Lane															
CW10	Chorleywood Telephone Exchange, New Parade															
CW11	Garages Adjacent 11 Copmans Wick															
CW12	Juniper Court, Quickley Lane															
CW13	Rear of 8-10 Rendlesham Way															
CW14	14 Rendlesham Way															
CW15	Heronsgate Garage, Heronsgate Road	0.095	3	U	N									4	7	
CW16	Rickwood Garage, Heronsgate Road	0.051	3	U	N									2	4	
CW17	Front of 3-8 Bullsland Gardens															
CW18	Adjacent St Andrews Church, Quickley Lane															
CW19a	Darvells Yard, Common Road															
CW19b	Witton House, Lower Road	0.111	N/A	U	N	4	4									
CW20	South Road															
CW21a	Rear of 1-7 Main Parade, Shire Lane															
CW21b	Land Rear of Crindau, Homefield Road	0.213	N/A	U	N	1	1									
CW22	Former Sportsman Hotel, Station Approach															
CW26	Land Rear of Maples, Stag Lane															
CW27	Hall Farm, Berry Lane	1.862	14	G	N			61	99							
CW28	East of Green Street															
CW29	Beulah House and Wainhill, Common Road	0.290	3	U	N	12	20									
CW30	South of Berry Lane	1.690	12	G	N			51	54							
CW31	East of Shepherd's Lane															

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
Total Urban						23	31							6	11	
Total Greenfield								112	153							
Total >5ha																
Total						23	31	112	153					6	11	

Croxley Green Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
CG1	Adjacent 1 Scots Mill Lane	Vacant corner plot			0.150		G	N
CG2	Adjacent 131 Windmill Drive	Amenity space with trees			0.218		U	N
CG3	Garage Court Adjacent to 113 Windmill Drive	Garage court		In use	0.059		U	N
CG4	Garage Court Adjacent to 87 Windmill Drive	Garage court		In use	0.068		U	N
CG5	134 Windmill Drive	Residential			0.187		U	N
CG6	Garages Adjacent 12 Scots Hill	Garage court		In use	0.043		U	N
CG7	Scotsman PH, Scots Hill	Pub and car park		In use	0.089		U	N
CG8	Rear of New Parade, The Green	Back land and small industrial units			0.077		U	N
CG9	The Vicarage, The Green	House and grounds			0.112		U	N
CG10	16 Copthorne Road	House and grounds			0.251		U	N
CG11/12	Elmcote House and Grounds	Offices and grounds		In use	0.481		U	N
CG13	Orchard Green	Residential	Y	Residential development completed				
CG14	22 Copthorne Road	Large home and grounds			0.412		U	N
CG15	Artichoke PH, The Green	PH and car park		In use	0.160		U	N
CG16	Adjacent 5 Old Barn Mews	Garage court		In use	0.021		U	N
CG17	Coach and Horses PH, The Green	PH and car park		In use	0.188		U	N
CG18	Copthorn House, 77 Copthorne Road	House and grounds			0.995		U	N
CG19	Little Gillions, The Green	House and grounds			0.736		U	N
CG20	Applegarth, Parrots Close	Large house and grounds			0.805		U	N
CG21	Croxley Sports Ground	Sports ground and club house			3.482		G	N
CG22	Adjacent 24 Cherwell Close	Parking and garden			0.036		U	N
CG23	Garages Rear Of 28 Owens Way	Garage Court		In use	0.077		U	N
CG24	Garages Rear Of 2 Owens Way	Garage Court		In use	0.064		U	N
CG25	Rear of 109-115 New Road	Derelict land			0.060	Permission for office	U	N
CG26	Community Way Car Park	Car parking		In use	0.175		U	N
CG27	Community Way Allotments	Allotments		In use	2.004		G	N
CG28	97 New Road	Residential			0.079		U	N
CG29	Rear of 67-77 New Road	Car parking		In use	0.060		U	N
CG30 ⁴	Rear of 7-17 New Road	Backlands			0.143		U	N
CG30b	Rear of 19-27 New Road	Scaffolding yard and backlands			0.232	Part of allocated site H28b. Permission refused on part of site for 4 houses	U	N
CG31	Warwick Mews, New Road	Residential	Y	Residential development completed				
CG32a	Rear of Roefield and Mountshannon, The Green	Residential	Y	Residential development completed				

⁴ Duplicate of CG63 not picked up in report of 2008 SHLAA

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
CG32b	Rear of Tweedside and Woodlands, The Green	Garden land			0.260	Permission for 2 houses	U	N
CG33	Rear of 7-17 Watford Road	Garage court and parking		In use	0.066		U	N
CG34	5 Watford Road	House and garden			0.071		U	N
CG35	Rear of 5 Watford Road	Green space			0.042		U	N
CG36	Dukes Place, Watford Road	Residential	Y	Residential Development Completed				
CG37	Rear of 37 Yorke Road	Garden			0.071		U	N
CG38	Adjacent 22 New Road	Side garden			0.018		U	N
CG39a	50-52 New Road	Mechanics and filling station			0.171		U	N
CG39b	Rear of 1-9 Yorke Road	Backlands			0.124	Permission for 1 dwelling	U	N
CG40	Croxley Computers	Business and parking			0.038		U	N
CG41	Rear of 166-194 New Road	Garages, parking and service access			0.137		U	N
CG42	Rear of 206 New Road	Garage court		In use	0.042		U	N
CG43	Fox and Hounds PH, New Road	PH and car park		In use	0.136		U	N
CG44	Rear of 2 Barton Way	Builders yard and gardens		In use	0.147		U	N
CG46	Rear of 1 The Crescent	Residential	Y	Residential Development Completed				
CG47	Rear of 278-293 New Road	Garage court		In use	0.026		U	N
CG48a	Red House PH, Watford Road	PH and car park		In use	0.124		U	N
CG48b	Car Park Adjacent 131 Watford Road	Car park		In use	0.068		U	N
CG49	117 Winton Drive	Residential	Y	Residential Development Completed				
CG51	Adjacent St Oswalds Church, Malvern Way	Car parking for church and hall			0.064		U	N
CG52	Rear of 1-11 Ascort Court, Winton Drive	Garage court		In use	0.045		U	N
CG53	Rear of 41-52 Baldwins Lane	Garage court		In use	0.092		U	N
CG54	The Surgery, 166 New Road	Surgery and parking		In use	0.071		U	N
CG55	Rear of 127 New Road	Backland			0.012		U	N
CG57	Rear of 59-69 Baldwins Lane	Garages and servicing		In use	0.092		U	N
CG58	Adjacent Library, New Road	Landscaped land			0.046		U	N
CG60	18 Copthorne Road	Residential			0.168		U	N
CG64	Yorke Road School, Yorke Road	Disused offices			0.130		U	N

Croxley Green Ward

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
CG1	✓								Green belt					✓					TPO on part of site
CG2														✓					TPOs
CG3														✓					TPOs
CG4														✓					TPO on part of site
CG5												✓							Listed building, TPOs surrounding siter
CG6												✓							Conservation area
CG7												✓							Conservation area, locally listed building
CG8												✓							Conservation area
CG9												✓							Conservation area, listed and locally listed buildings adjacent
CG10														✓					TPO on part of site
CG11/12												✓		✓					Conservation area, some TPOs on site
CG14																			
CG15												✓							Conservation area, listed building
CG16												✓							Conservation area, right of way adjacent
CG17												✓							Conservation area, listed building
CG18	✓								Green belt			✓		✓					Conservation area, locally listed building, some TPOs on site
CG19	✓								Green belt			✓		✓					Conservation area, locally listed building, some TPOs on site
CG20												✓							Conservation area
CG21							✓		Open space			✓		✓					Conservation area, some TPOs on site
CG22																			
CG23																			

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
CG24																			
CG25														✓					Some TPOs on site, right of way adjacent
CG26																			Right of way through site
CG27																			Right of way adjacent
CG28																			Right of way adjacent
CG29														✓					Some TPOs on site, right of way adjacent
CG30												✓				✓			Conservation area, no access, right of way adjacent
CG30b												✓							Conservation area on part of site, right of way adjacent
CG32b												✓		✓					Conservation area, TPOs on part of site
CG33																			Conservation area adjacent, some TPOs adjacent
CG34												✓							Conservation area
CG35												✓							Conservation area
CG37														✓					TPOs on part of site
CG38																			
CG39a																			
CG39b														✓					Some TPOs on site
CG40												✓							Conservation area
CG41												✓							Conservation area on part of site
CG42																			Conservation area adjacent
CG43																			
CG44																			Right of way adjacent
CG47																			

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
CG48a																			
CG48b																			
CG51								✓	Community facility					✓					Some TPOs on site
CG52														✓			✓		Some TPOs on site, poor access
CG53																			
CG54																			
CG55																			
CG57																			
CG58																			
CG60																			
CG64												✓		✓					Locally important building, TPOs on site

Croxley Green Ward

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CG1	Y	Site is in residential area with access to local facilities and transport links so development could contribute to sustainable, mixed community	N	No known interest	M	L	M	H	Y	Site is in high value area with low costs and likely to be viable for development	No phasing	Site could be developable but no information to suggest that it will become available		
CG2	N	Site is covered by TPO'd trees and therefore not suitable	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CG3	N	Site has TPOs and is in active use for residential parking so not suitable	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CG4	N	Site has TPOs and is in active use for residential parking so not suitable	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CG5	N	Grounds of listed building in use for residential so would not be suitable	N	No known interest	M	M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CG6	N	Site is in active use for parking so not suitable	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CG7	Y	Site is surrounded by residential and close to local facilities and transport links so would contribute to sustainable mixed community, subject to listed building	N	In use for viable business and no known interest	M	L-M	L	M	N	Site is close to local facilities, but unlikely to be viable because of existing business use and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Listed building, existing use	
CG8	Y	Site is in residential area with good access to local facilities and transport links so could contribute to sustainable mixed community	N	In use for viable businesses and no known interest	M	M-H	M-H	M	N	Site could provide medium-high density development, but depends on relocation of existing businesses so no reasonable prospect of housing being delivered	-	Site not deliverable/developable		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CG9	N	Existing residential use within the conservation area so not suitable for development	N	No known interest	M	M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CG10	N	Existing residential use so not suitable for development	N	No known interest	M	M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CG11/12	Y	Site is in residential area and has good access to local facilities and transport links so could contribute to sustainable, mixed community subject to conservation area issues	N	No known interest	M	M	M	N-H	Y	Site is in high value area and could be viable for medium density residential	No phasing	Site could be developable but no information to suggest that it will become available		
CG14	N	Existing residential use so not suitable for development	N	No known interest	M	M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CG15	Y	Site is surrounded by residential and close to local facilities and transport links so would contribute to sustainable mixed community, subject to listed building	N	In use for viable business and no known interest	M	L-M	L	M	N	Site is close to local facilities, but unlikely to be viable because of existing business use and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Listed building, existing use	
CG16	N	Site is in active use for parking so not suitable	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CG17	Y	Site is surrounded by residential and close to local facilities and transport links so would contribute to sustainable mixed community, subject to listed building	N	In use for viable business and no known interest	M	L-M	L	M	N	Site is close to local facilities, but unlikely to be viable because of existing business use and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Listed building, existing use	

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CG18	N	Large locally listed house and grounds in residential use and conservation area so not suitable for development	N	No known interest	M	M	M	M	N	Development of site could be viable, but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CG19	N	Large locally listed house and grounds in residential use and conservation area so not suitable for development	N	No known interest	M	M	M	M	N	Development of site could be viable, but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CG20	Y	Site is in residential area and has good access to local facilities and transport links so could contribute to sustainable, mixed community subject to conservation area issues	Y	Developer intention to bring site forward	M	M	L	H	Y	Site is in high value area and costs of development likely to be low so could be viable	0-5	Previous applications on the site so potential for delivery in the short term		
CG21	N	Site is in use as a sports ground and development would not contribute to sustainable, mixed community so not suitable	N	No known interest	M	L	L	M	N	Development of site could be viable, but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of sports ground	Alternative provision for sports ground
CG22	N	Small site and development would lead to loss of parking and issues of amenity space and overlooking so not suitable	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CG23	N	Site is in active use for parking and therefore not suitable for development	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CG24	N	Site is in active use for parking and therefore not suitable for development	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CG25	Y	Site is adjacent to residential and has good access to local facilities and transport links so could contribute to sustainable, mixed community	Y	Site has permission for office development yet to be implemented	M	L	L	M	Y	Development costs are likely to be low, so development could be viable	6-10	Permission recently given for development for office (currently unimplemented), so unlikely to come forward for residential in short term		
CG26	N	Site provides parking for local centre so development would not contribute to sustainable, mixed community	N	No known interest	M	L	L	M	N	Development of site could be viable, but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CG27	N	Site is in use as well used allotments and development not suitable	N	No known interest	M	L	L	M	N	Development of site could be viable, but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CG28	Y	Site is in residential area and has good access to local facilities and transport links so could contribute to sustainable, mixed community	N	No known interest	M	M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CG29	N	Site is in active use for parking and therefore not suitable for development	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CG30	Y	Site is part of allocated site and in residential area with good access to local facilities and transport links so could contribute to sustainable, mixed community	N	No known interest	M	L-M	L-M	M	Y	Site is in high value area and could be viable subject to costs of land assembly and providing access	No phasing	Site could be developable but no information to suggest that it will become available	No access	Creation of access

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CG30b	Y	Site is part of allocated site and in residential area with good access to local facilities and transport links so could contribute to sustainable, mixed community	Y	Developer intention to bring site forward	M	L-M	L-M	M	Y	Site is in high value area with low costs subject to relocation of existing business so could be viable for small development of interest to local developer	0-5	Previous applications on the site means could be deliverable in short term	Existing use	
CG32b	Y	Site has permission and is in residential area with good access to local facilities and transport links	Y	Developer intention to bring site forward	M	L-M	M	M	Y	Site is in high value location and costs low apart from land assembly so likely to be viable	0-5	Small high value site with permission		
CG33	N	Site is in active use for parking and development would lead to overlooking and amenity space issues so not suitable	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CG34	N	Site is in existing residential use in conservation area so not suitable for development	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CG35	N	Site is in existing residential use in conservation area so not suitable for development	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CG37	N	Site is in existing residential use with no access and development would lead to issues of amenity space and overlooking so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CG38	Y	Site is in residential area close to local facilities and transport links so could contribute to sustainable, mixed community	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CG39a	Y	Site is in residential area and has good access to local facilities and transport links so could contribute to sustainable, mixed community	N	Site is currently in use for viable business	M	M-H	M-L	M	Y	Site costs may be high as a result of past use and need for existing business to relocate, but could be viable longer term	11-15	Site is currently in use for viable business and therefore not deliverable short term, but is considered developable longer term	Contamination, existing use	Land remediation
CG39b	Y	Site has permission and is in residential area with access to local facilities and transport links so could contribute to sustainable, mixed community	Y	Developer intention to bring forward	M	L	M	M	Y	Development in progress	0-5	Development in progress		
CG40	Y	Site is in residential area and has access to local facilities and transport so could contribute to sustainable, mixed community subject to conservation area issues	N	Site in use for viable business and no known interest	M	M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CG41	N	Site provides access and servicing for shops, not suitable for development	N	No known interest	M	M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CG42	N	Site is in active use for parking and development would lead to overlooking and amenity space issues so not suitable	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CG43	Y	Site is in residential area and has good access to local facilities and transport links so could contribute to sustainable, mixed community	N	In use for viable business and no known interest	M	L-M	L	M	N	Site is close to local facilities, but unlikely to be viable because of existing business use and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Existing use	

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CG44	Y	Site is in residential area, existing use may not be compatible and site has good access to local facilities and transport links so could contribute to sustainable, mixed community	N	Multiple ownerships and no known interest	M	M-H	L-M	M-L	N	Multiple ownerships mean that development may not be viable of small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Multiple ownerships	Land assembly
CG47	N	Site is in active use for parking and development would lead to overlooking and amenity space issues so not suitable	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CG48a	Y	Site is surrounded by residential and close to local facilities and transport links so would contribute to sustainable mixed community	N	In use for viable business and no known interest	M	L-M	L	M	N	Site is close to local facilities, but unlikely to be viable because of existing business use and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Existing use	
CG48b	N	Site is in active use for parking to support local centre so development would not contribute to sustainable, mixed community and not suitable	N	No known interest	M	L-M	L	M	N	Development of site could be viable as reasonable size with low costs, however no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CG51	N	Site is in active use for parking to support local community facility so development would not contribute to sustainable, mixed community and not suitable	N	No known interest	M	L-M	L	M	N	Development of site could be viable as reasonable size with low costs, however no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CG52	N	Site is in active use for parking and has poor access. Development would lead to overlooking and amenity space issues so not suitable	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CG53	N	Site is in active use for parking and provides access and servicing to support local parade. Development would result in overlooking and amenity space issues so not suitable	N	No known interest	M	M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CG54	N	Site is in use for doctors surgery and associated car parking and development would not contribute to sustainable, mixed community so not suitable	N	No known interest	M	M-H	L	M	N	Costs would be high from relocation of existing use and site is small with no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Existing use	
CG55	N	Site is in residential area but is very small and development would lead to issues of amenity space and overlooking so not suitable	N	No known interest	M	M-L	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CG57	N	Site is in active use for parking and provides access and servicing to support local parade. Development would result in overlooking and amenity space issues so not suitable	N	No known interest	M	M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CG58	N	Site provides amenity space and access to library and development would not be suitable	N	No known interest	M	M-L	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CG60	N	Existing residential use so not suitable for development	N	No known interest	M	M	L	M	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CG64	Y	Site is in residential area and has good access to local facilities and transport links so would contribute to sustainable, mixed community subject to preservation of locally important building	Y	Site is vacant and developer interest in bringing site forward for development	M	M	M	M	Y	Medium costs as likely to require conversion of existing building, however relatively high value area so development may be viable	0-5	Previous applications on site and developer interest so could be deliverable in short term	Locally listed building	

Croxley Green Ward

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
CG1	0.150	12	5	5	5	
CG2						
CG3						
CG4						
CG5						
CG6						
CG7						
CG8						
CG9						
CG10						
CG11/12	0.481	4	14	25	20	
CG13						
CG14						
CG15						
CG16						
CG17						
CG18						
CG19						
CG20	0.805	N/A	2	2	2	
CG21						
CG22						
CG23						
CG24						
CG25	0.060	5	2	4	3	
CG26						
CG27						
CG28						
CG29						
CG30	0.143	12	4	5	4	
CG30b	0.232	5	9	15	12	
CG31						
CG32a						
CG32b	0.260	N/A	2	2	2	Site has permission for 2
CG33						
CG34						
CG35						
CG36						
CG37						
CG38						
CG39a	0.171	6	5	8	7	
CG39b	0.124	N/A	1	1	1	Site has permission for 1
CG40						

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
CG41						
CG42						
CG43						
CG44						
CG46						
CG47						
CG48a						
CG48b						
CG49						
CG51						
CG52						
CG53						
CG54						
CG55						
CG57						
CG58						
CG60						
CG64	0.130	4	4	7	6	

Croxley Green Ward

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
CG1	Adjacent 1 Scots Mill Lane	0.150	12	G	N									5	5	
CG2	Adjacent 131 Windmill Drive															
CG3	Garage Court Adjacent to 113 Windmill Drive															
CG4	Garage Court Adjacent to 87 Windmill Drive															
CG5	134 Windmill Drive															
CG6	Garages Adjacent 12 Scots Hill															
CG7	Scotsman PH, Scots Hill															
CG8	Rear of New Parade, The Green															
CG9	The Vicarage, The Green															
CG10	16 Copthorne Road															
CG11/12	Elmcote House and Grounds	0.481	4	U	N									14	25	
CG13	Orchard Green															
CG14	22 Copthorne Road															
CG15	Artichoke PH, The Green															
CG16	Adjacent 5 Old Barn Mews															
CG17	Coach and Horses PH, The Green															
CG18	Copthorn House, 77 Copthorne Road															
CG19	Little Gillions, The Green															
CG20	Applegarth, Parrots Close	0.805	N/A	U	N	2	2									
CG21	Croxley Sports Ground															
CG22	Adjacent 24 Cherwell Close															
CG23	Garages Rear Of 28 Owens Way															
CG24	Garages Rear Of 2 Owens Way															
CG25	Rear of 109-115 New Road	0.060	5	U	N			2	4							
CG26	Community Way Car Park															
CG27	Community Way Allotments															
CG28	97 New Road															
CG29	Rear of 67-77 New Road															
CG30	Rear of 7-17 New Road	0.143	12	U	N									4	5	
CG30b	Rear of 19-27 New Road	0.232	5	U	N	9	15									
CG31	Warwick Mews, New Road															
CG32a	Rear of Roefield and Mountshannon, The Green															
CG32b	Rear of Tweedside and Woodlands, The Green	0.260	N/A	U	N	2	2									
CG33	Rear of 7-17 Watford Road															
CG34	5 Watford Road															
CG35	Rear of 5 Watford Road															
CG36	Dukes Place, Watford Road															

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
CG37	Rear of 37 Yorke Road															
CG38	Adjacent 22 New Road															
CG39a	50-52 New Road	0.171	6	U	N					5	8					
CG39b	Rear of 1-9 Yorke Road	0.124	N/A	U	N	1	1									
CG40	Croxley Computers															
CG41	Rear of 166-194 New Road															
CG42	Rear of 206 New Road															
CG43	Fox and Hounds PH, New Road															
CG44	Rear of 2 Barton Way															
CG46	Rear of 1 The Crescent															
CG47	Rear of 278-293 New Road															
CG48a	Red House PH, Watford Road															
CG48b	Car Park Adjacent 131 Watford Road															
CG49	117 Winton Drive															
CG51	Adjacent St Oswalds Church, Malvern Way															
CG52	Rear of 1-11 Ascort Court, Winton Drive															
CG53	Rear of 41-52 Baldwins Lane															
CG54	The Surgery, 166 New Road															
CG55	Rear of 127 New Road															
CG57	Rear of 59-69 Baldwins Lane															
CG58	Adjacent Library, New Road															
CG60	18 Copthorne Road															
CG64	Yorke Road School, Yorke Road	0.130	4	U	N	4	7									
Total Urban						18	27	2	4	5	8			18	30	
Total Greenfield														5	5	
Total >5ha																
Total						18	27	2	4	5	8			23	35	

Croxley Green North Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
CGN1	Old Merchant Taylors	Sports ground			7.724	Permission for 149 dwellings	G	Y
CGN2	Grove Crescent Car Park	Car park			0.085	Permission for 6 flats	U	N
CGN3	The Grove, Little Green Lane	Residential	Y	Residential development completed				
CGN4	Killingdown Farm	Farm buildings and land			7.625		G	Y
CGN5	Little Green Playing Fields	Disused playing fields			4.501		G	N
CGN6	Killingdown Farm Buildings	Farm buildings			1.536		G	N

Croxley Green North Ward

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
CGN1							✓		Open space, green belt adjacent			✓		✓					Some TPOs on site, locally listed buildings
CGN2														✓					Some TPOs on site
CGN4	✓								Green belt		✓	✓		✓					Conservation area, listed and locally listed buildings, wildlife site, some TPOs on site, right of way adjacent
CGN5	✓													✓					Some TPOs around site, right of way adjacent,
CGN6	✓								Green belt		✓	✓		✓					Conservation area, listed and locally listed buildings, wildlife site, some TPOs on site, right of way adjacent

Croxley Green North Ward

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CGN1	Y	Site has planning permission, is in residential area and could contribute to sustainable, mixed community	Y	Developer intention to bring site forward for development	M	L	L-M	H	Y	Site is large and of interest to national developer, and information from developer that site is viable	0-5	Developer information indicates development due to start in short term		
CGN2	Y	Site has planning permission, is in residential area and could contribute to sustainable, mixed community	Y	Developer intention to bring site forward for development	M	L	M	M-L	Y	Site has good access and likely to be of interest to local developer. Costs are likely to be low and medium-high density development	0-5	Site has permission and development expected in short term		
CGN4	Y	Site is in a residential area and could contribute to sustainable, mixed community subject to measures to protect conservation are, protected trees and wildlife site	Y	Landowner intention to bring site forward for development	M	M-L	M	H	Y	Site would be very large and would require improvements to access and infrastructure but could be attractive to regional or national developer	6-10	Site not likely to be viable in conjunction with CGN5 in short term, but considered developable longer term	Poor access, infrastructure to support development	Improvements to access, infrastructure provision
CGN5	Y	Site is green belt but adjacent to residential and would contribute to sustainable, mixed community	Y	Landowner intention to bring site forward for development	M	L	M	H	Y	Costs would be low apart from infrastructure provision and access, and site could be attractive to regional developer.	6-10	Site not likely to be viable in conjunction with CGN4 in short term, but considered developable longer term	Poor access, infrastructure to support development	Improvements to access, infrastructure provision
CGN6	Y	Site is in a residential area and could contribute to sustainable, mixed community subject to measures to protect conservation are, protected trees and wildlife site	Y	Landowner intention to bring site forward for development	M	M-L	M	H	Y	Costs would be low apart from infrastructure provision and access. Site could be viable depending on farming business and site could be attractive to regional developer.	6-10	Site not likely to be viable in conjunction with CGN5 in short term, but considered developable longer term	Poor access, infrastructure to support development	Improvements to access, infrastructure provision

Croxley Green North Ward

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
CGN1	7.724	N/A	149	149	149	Site has permission for 149
CGN2	0.085	8	3	4	3	
CGN3						
CGN4	7.625	L	191	267	229	
CGN5	4.501	6	140	207	174	
CGN6	1.536	12	46	49	48	

Croxley Green North Ward

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
CGN1	Old Merchant Taylors	7.724	N/A	G	Y	149	149									
CGN2	Grove Crescent Car Park	0.085	8	U	N	2	4									
CGN3	The Grove, Little Green Lane															
CGN4	Killingdown Farm	7.625	L	G	Y			191	267							
CGN5	Little Green Playing Fields	4.501	6	G	N			140	207							
CGN6	Killingdown Farm Buildings	1.536	12	G	N			46	49							
Total Urban						2	4									
Total Greenfield						149	149	377	523							
Total >5ha						149	149	191	267							
Total						151	153	377	523							

Croxley Green South Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
CGS1	Opposite 54-60 Sycamore Road	Amenity space for flats			0.270	Appeal for 8 flats refused	U	N
CGS2	Adjacent 60 Sycamore Road	Side garden			0.046		U	N
CGS3	Rear of 1-7 Cavendish Court	Open space			0.086		U	N
CGS4	Harvester, Watford Road	Pub and car park		In use	0.487		U	N
CGS5	253 Watford Road	Car dealership		In use	0.187	Permission for 10 with 249-251 Watford Road	U	N
CGS6 ⁵	Rear of 243-250 Watford Road	Workshops and small businesses		In use	0.118		U	N
CGS7a	Rear of 193-253 Watford Road	Wooded strip			0.506		G	N
CGS7b	Adjacent to 243 Watford Road	Garden and verge			0.017		U	N
CGS8	Adjacent to 336 Watford Road	Verge			0.021		U	N
CGS9	189-191 Watford Road	Former car sales			0.273	Permission for retail and 7 flats	U	N
CGS10	Rear of 143-191 Watford Road	Wooded strip			0.239		G	N
CGS11	Garages Adjacent 90 Sycamore Road	Garage court		In use	0.100		U	N
CGS12	The Osiers	Open land			0.306		G	N
CGS13	Croxley Station Car Pak and Timber Yard	Station car park and timber yard			0.607		U	N
CGS14	134 Watford Road	Residential	Y	Residential development completed				
CGS15/ 16a	Rickmansworth School Playing Fields	Playing fields			4.496		G	N
CGS16b	Adjacent 17 Scots Hill	Rough ground			0.079	Outline permission for 3 units	U	N
CGS17	4 The Osiers	Residential	Y	Residential development completed				
CGS18	Garages Adjacent to 121 Sycamore Road	Garage court		In use	0.035		U	N
CGS19	Front of 112-126 Sycamore Road	Amenity space with mature trees			0.145		G	N
CGS20	Croxley Business Park	Business Park		In use	13.882		U	N
CGS21	159-163 Watford Road	Meeting hall and club		In use	0.242		U	N
CGS22	Imperial Machine Company, Harvey Road	Disused industrial site			1.241	Permission for 51 units	U	N
CGS23	Scots Hill Terrapin Site	Open land			0.559	Permission for 15 units	U	N
CGS24	143-149 Watford Road	Residential			0.222		U	N
CGS26	Croxley Business Park	Business Park		In use	1.354		U	N
CGS28	Croxley Green Station	Disused station and track			0.709		U	N
CGS29	Shell Garage, Watford Road	Petrol station			0.105		U	N
CGS30	33 Baldwins Lane	Car sales		In use	0.102		U	N

⁵ Duplicate of CGS25 not picked up in report of 2008 SHLAA

Croxley Green South Ward

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
CGS1									Green belt adjacent	✓				✓					Flood risk, some TPOs on site
CGS2									Green belt adjacent	✓									Flood risk
CGS3																			
CGS4																			
CGS5																			
CGS6																			
CGS7a																			Railway adjacent
CGS7b																			
CGS8																			
CGS9																			Railway adjacent
CGS10																			Railway adjacent
CGS11									Green belt adjacent	✓									
CGS12														✓					TPOs on site
CGS13																			Railway adjacent
CGS15/16a	✓						✓		Green belt, playing fields										
CGS16b																			
CGS18																			
CGS19										✓				✓					Flood risk and TPOs on site
CGS20				✓					Employment area, green belt adjacent	✓									Flood risk on part of site
CGS21																			
CGS22	✓								Green belt					✓					TPOs on site
CGS23																			
CGS24																			
CGS26	✓								Green belt on part of site and adjacent	✓									Flood risk
CGS28									Green belt adjacent	✓									Flood risk on part of site

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
CGS29																			
CGS30																			

Croxley Green South Ward

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CGS1	N	Site is in flood zone and providing amenity space for residential, therefore development not suitable	Y	Developer interest in bringing site forward	M	M-L	L	M	N	Site could be viable for development as costs likely to be low and medium value, however no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CGS2	Y	Site is in a residential area with access to local facilities and transport links so could contribute to sustainable, mixed community	N	No known interest	M	L	L	M	N	There is likely to be a ransom strip situation, and given the size of the site therefore development viability likely to be low	-	Site not deliverable/developable		
CGS3	N	Development would result in loss of parking provision in area with little alternative and issues of loss of amenity space and overlooking so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
CGS4	Y	Site is in a residential area and has good access to local facilities and transport links and no constraints on development so could contribute to sustainable, mixed community	N	Site is currently in use for viable business and no known intention to develop	M	M-H	L-M	L-M	Y	Site could be large enough to be attractive to regional developer and could accommodate medium to high density development	No phasing	Site could be developable but currently in use and no information to suggest that it will become available	Existing use	
CGS5	Y	Site is in a residential area and has good access to local facilities and transport links and no constraints on development so could contribute to sustainable, mixed community	Y	Site has planning permission and there is intention to develop	M	M-H	L	L	Y	Site has good access and could be attractive to local or regional developer. There is existing planning permission	0-5	Permission has been given for family homes, likely to be viable in the short term		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CGS6	Y	Site is in a residential area and has good access to local facilities and transport links and no constraints on development so could contribute to sustainable, mixed community	N	No known interest	M	M-H	L-M	L-M	Y	Site could be large enough to be attractive to regional developer and could accommodate medium to high density development	No phasing	Site could be developable but currently in use and no information to suggest that it will become available	Existing use	
CGS7a	N	Site is tree covered and provides buffer to railway. Narrow site means that development likely to be awkward with issues of overlooking and amenity space so not suitable	N	No known interest	M	M	L	M-L	N	No reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CGS7b	N	Small site and development would lead to issues of overlooking and amenity space so not suitable	N	No known interest	M	M	L	M-L	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CGS8	Y	Site is in a residential area and has good access to local facilities and transport links and no constraints on development so could contribute to sustainable, mixed community	N	No known interest	M	M	L	M-L	N	Small site and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CGS9	Y	Site is in a residential area and has good access to local facilities and transport links and no constraints on development so could contribute to sustainable, mixed community	Y	Site has planning permission and developer intention to bring site forward	M	M	M	L-M	Y	Site is vacant and has permission for retail and residential development so likely to be viable	0-5	Retail element makes development likely to be viable in the short term		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CGS10	N	Site is tree covered and provides buffer to railway. Narrow site means that development likely to be awkward with issues of overlooking and amenity space so not suitable	N	No known interest	M	M	L	M-L	N	No reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
CGS11	N	Site is flood zone and in active use for parking so not suitable for development	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking, flood risk	Alternative parking provision, flood defences
CGS12	N	Site is tree covered, some of which are protected so not suitable	N	No known interest	M	M-L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
CGS13	Y	Site is in a residential area and has good access to transport links and local facilities so could contribute to sustainable, mixed community, subject to retaining provision for station parking	Y	There is some interest in bringing the site forward for mixed use scheme	M	M	M	L	Y	Site could be large enough to be attractive to local or regional developer, and could accommodate medium-high density development as part of a mixed use scheme retaining parking	6-10	Site development depends on retaining parking and medium-high density development may not be viable in short term, but deliverable longer term	Parking provision	Alternative parking provision/ incorporating parking within scheme
CGS15/16a	N	Site is green belt and would result in loss of playing fields so not suitable	N	No known interest	M	L	L	L	N	Site could be large and viable for development, however no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of amenity space	Alternative provision for playing fields
CGS16b	Y	Site has good access to local facilities and transport links and outline permission so suitable	Y	Site has outline planning permission and developer intention to bring site forward	M	L	M-H	M	Y	Site has good access and is an attractive site, permission has been given	0-5	Permission has been given for family homes, likely to be viable in the short term		
CGS18	N	Development would lead to loss of parking in active use so not suitable	N	No known interest	M	M-L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CGS19	N	Site is flood zone and TPO covered and development would result in loss of amenity space and overlooking so not suitable	N	No known interest	M	M	L	M	N	No reasonable prospect of housing being delivered	-	Site not deliverable/developable		
CGS20	N	Site is in use for employment and redevelopment would not contribute to sustainable, mixed community	N	No known interest	M	M-H	L	M	N	No reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Existing use	
CGS21	Y	Site is in residential area and has good access to local facilities and transport links so could contribute to sustainable, mixed community	N	No known interest	M	M	M	M	Y	Site has good access and could be large enough to be attractive to regional developer and could accommodate medium to high density development	No phasing	Site could be developable but currently in use and no information to suggest that it will become available		
CGS22	Y	Site is green belt and adjacent to residential but has planning permission and could contribute to sustainable, mixed community	Y	Developer intention to bring site forward	M	M	M	M	Y	Site would be attractive residential development, subject to possible contamination issues from former uses	0-5	Developer intention to bring forward and indicates development due to begin		
CGS23	Y	Site has permission and is in a residential area with good access to local facilities and transport links so suitable	Y	Developer intention to bring site forward	M	L	M	M	Y	Development in progress	0-5	Development in progress		
CGS24	Y	Site is in residential area and has good access to local facilities and transport links so could contribute to sustainable, mixed community	N	Site is in residential use with multiple ownerships and no known intention	M	H	M	M	N	Site is in existing residential use in multiple ownerships so costs likely to be high making development of small site unviable	-	Site not deliverable/developable	Multiple ownerships, existing residential	Land assembly

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
CGS26	N	Site is in use for employment and redevelopment would not contribute to sustainable, mixed community	N	No known interest	M	M-H	L	M	N	No reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Existing use	
CGS28	Y	Site is in residential area and has good access to local facilities and transport links so could contribute to sustainable, mixed community	Y	Developer interest in bringing site forward subject to Croyley Rail Link going ahead	M	L	L	M	Y	Site has good access and could provide high density development , would be of interest to local and regional developers	11-15	Site development depends on Croyley Rail Link going ahead so unlikely to be available in the short term	Implementation of Croyley Rail Link	
CGS29	Y	Site is in residential area and has good access to local facilities and transport links so could contribute to sustainable, mixed community	N	Site is in use for viable business and no known intention to develop	M	H	M	M	Y	Site likely to have high costs as a result of petrol station use, but in a relatively high value area and precedent for flatted development in the area so could provide medium-high density development	No phasing	Site could be developable but currently in use and no information to suggest that it will become available	Existing use	
CGS30	Y	Site is in residential area and has good access to local facilities and transport links so could contribute to sustainable, mixed community	Y	Landowner intention to bring site forward for development	M	M	M	H	Y	Site could be attractive to local developer and provide medium-high density development	0-5	Past applications and pre-application discussion mean site could come forward in short term	Existing use	

Croxley Green South Ward

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
CGS1						
CGS2						
CGS3						
CGS4	0.487	7	31	51	41	
CGS5	0.187	N/A	10	10	10	Planning permission for 10
CGS6	0.118	9	5	11	8	
CGS7a						
CGS7b						
CGS8						
CGS9	0.273	N/A	7	7	7	Planning permission for 7
CGS10						
CGS11						
CGS12						
CGS13	0.607	12	18	19	18	
CGS14						
CGS15/ 16a						
CGS16b	0.079	N/A	3	3	3	Planning permission for 3
CGS17						
CGS18						
CGS19						
CGS20						
CGS21	0.242	3	10	17	14	
CGS22	1.241	N/A	51	51	51	Planning permission for 51
CGS23	0.559	N/A	15	15	15	Planning permission for 15
CGS24						
CGS26						
CGS28	0.709	2	24	43	34	
CGS29	0.105	1	4	13	9	
CGS30	0.102	7	6	11	9	

Croxley Green South Ward

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
CGS1	Opposite 54-60 Sycamore Road															
CGS2	Adjacent 60 Sycamore Road															
CGS3	Rear of 1-7 Cavendish Court															
CGS4	Harvester, Watford Road	0.487	7	U	N									31	51	
CGS5	253 Watford Road	0.187	N/A	U	N	10	10									
CGS6	Rear of 243-250 Watford Road	0.118	9	U	N									5	11	
CGS7a	Rear of 193-253 Watford Road															
CGS7b	Adjacent to 243 Watford Road															
CGS8	Adjacent to 336 Watford Road															
CGS9	189-191 Watford Road	0.273	N/A	U	N	7	7									
CGS10	Rear of 143-191 Watford Road															
CGS11	Garages Adjacent 90 Sycamore Road															
CGS12	The Osiers															
CGS13	Croxley Station Car Pak and Timber Yard	0.607	12	U	N			18	19							
CGS14	134 Watford Road															
CGS15/16a	Rickmansworth School Playing Fields															
CGS16b	Adjacent 17 Scots Hill	0.079	N/A	U	N	3	3									
CGS17	4 The Osiers															
CGS18	Garages Adjacent to 121 Sycamore Road															
CGS19	Front of 112-126 Sycamore Road															
CGS20	Croxley Business Park															
CGS21	159-163 Watford Road	0.242	3	U	N									10	17	
CGS22	Imperial Machine Company, Harvey Road	1.241	N/A	U	N	51	51									
CGS23	Scots Hill Terrapin Site	0.559	N/A	U	N	15	15									
CGS24	143-149 Watford Road															
CGS26	Croxley Business Park															
CGS28	Croxley Green Station	0.709	2	U	N					24	43					
CGS29	Shell Garage, Watford Road	0.105	1	U	N									4	13	
CGS30	33 Baldwins Lane	0.102	7	U	N	6	11									
Total Urban						92	97	18	19	24	43			50	92	
Total Greenfield																
Total >5ha																
Total						92	97	18	19	24	43			50	92	

Moor Park and Eastbury Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
E1	Adjacent Pocklington House, Eastbury Avenue	Wooded garden			0.708		U	N
E2	Adjacent Bracken Hill House, The Woods	Parking		In use	0.187		U	N
E3	Adjacent Vega Crescent	Car parking		Part of HMS Warrior military site	0.453		U	N
E4	Adhara Road	Car parking		Part of HMS Warrior military site	0.289		U	N
E5	Adhara Road/ Apollo Avenue	Military site		Part of HMS Warrior military site	1.334		U	N
E6	Apollo Avenue	Military site	Y	Development completed				
E7	Rear of 13-16 Capella Road	Backland			0.243		U	N
E8	Rear of 8-10 Capella Road	Backland			0.094		U	N
E9	Vega Crescent	Wooded area		Part of HMS Warrior military site	0.702		G	N
E11	East of South Approach	Woodland			4.435		G	N
E12	3 Nevil Close	Residential	Y	Residential development completed				
E13	Adjacent 21 Astons Road	Garden			0.173		U	N
E14	Adjacent 12 Thornhill Road	Garden			0.067		U	N
E15	Rear of Main Avenue	Garages and petrol station			0.171	Appeal for residential dismissed	U	N
E16	Tolpits Lane Industrial	Light industrial and office use			23.956		U	Y
E18	The Roughs, Sandy Lane	Woodland			3.299		G	N
E19	South Tolpits Lane	Open land			6.627		G	Y
E20	Land at Junction of Sandy Lodge Lane and Hampermill Lane	Open land			2.558		G	N

Moor Park and Eastbury Ward

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
E1														✓					TPOs, conservation area adjacent
E2												✓		✓					Some TPOs, locally listed building
E3																			
E4																			
E5																			
E7																✓			No access
E8																✓			No access
E9																			
E11										✓		✓		✓					Flood risk, conservation area, TPOs
E13												✓							Conservation area
E14												✓							Conservation area
E15										✓		✓							Conservation area, flood risk on part of site
E16				✓					Employment land, green belt adjacent										Flood risk, archaeological site and SSSI adjacent
E18	✓								Green belt					✓					TPOs
E19	✓								Green belt	✓	✓	✓							Flood risk, wildlife site, archaeological site, listed buildings
E20												✓		✓					TPOs, archaeological site, right of way thorough site

Moor Park and Eastbury Ward

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
E1	N	Site is covered by TPOs therefore not suitable	N	No known interest	M-H	M	L	M	N	Site could be viable for redevelopment as high value area, however no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
E2	N	Site provides parking for locally important building with no alternative provision so not suitable	N	No known interest	M-H	M	L	M	N	Site could be viable for redevelopment as high value area, however no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
E3	N	Site is within military site with no access for non-military therefore not suitable	N	No known interest	M	M-H	L	M	N	Site could be viable for redevelopment as high value area, however no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
E4	N	Site is within military site with no access for non-military therefore not suitable	N	No known interest	M	M-H	L	M	N	Site could be viable for redevelopment as high value area, however no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
E5	N	Site is within military site with no access for non-military therefore not suitable	N	No known interest	M	M-H	L	M	N	Site could be viable for redevelopment as high value area, however no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
E7	N	Site has no access and development likely to lead to issues of overlooking so not suitable	N	No known interest	M-H	M	L	M	N	Site could be viable but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Poor access	Provision of access
E8	N	Site has no access and development likely to lead to issues of overlooking so not suitable	N	No known interest	M-H	M	L	M	N	Site could be viable but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Poor access	Provision of access

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
E9	N	Site is within military site with no access for non-military therefore not suitable	N	No known interest	M	M-H	L	M	N	Site could be viable for redevelopment as high value area, however no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
E11	N	Site is TPO covered, in a conservation area and adjacent to the railway forming a buffer so not suitable for development	N	No known interest	M-H	M	L	M	N	Site could be viable but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
E13	Y	Site is in a residential area and could contribute to sustainable, mixed community subject to design to avoid overlooking	N	No known interest	M-H	M	L	M	N	Site could be viable but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
E14	Y	Site is in a residential area and could contribute to sustainable, mixed community subject to design to avoid overlooking	N	No known interest	M-H	M	L	M	N	Site could be viable but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
E15	Y	Site is in a residential area with good access to local facilities and transport links so could contribute to sustainable, mixed community	Y	Site is vacant and has been developer interest in bringing site forward for development	M-H	M	M	M	Y	Site has low costs and there is precedent for flatted development in the area so could be viable. Likely to be of interest to local developer	6-10	High density development unlikely to be viable in short term but may be potential in medium to long term		
E16	N	Site is in use for employment and redevelopment would not contribute to sustainable, mixed community	N	No known interest	M	M-H	L	M	N	No reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Existing use	

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
E18	N	Site is covered by TPOs therefore not suitable	Y	Developer interest in bringing site forward	M-H	M	M	M	N	Development of site could be viable as high value area and low costs, but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
E19	N	Site is in flood zone and in green belt. It only abuts employment area so not suitable according to green belt criteria	Y	Landowner interest in bringing site forward	M	H	M	M	N	Site costs likely to be high as a result of constraints and no reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Flood risk, wildlife site, listed building	Flood defences,
E20	N	Site is green belt and does not abut any settlement therefore not suitable according to green belt criteria	Y	Landowner interest in bringing site forward	M	M	M	M	N	Development of site could be viable as low costs, but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		

Moor Park and Eastbury Ward

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
E1						
E2						
E3						
E4						
E5						
E6						
E7						
E8						
E9						
E11						
E12						
E13						
E14						
E15	0.171	4	5	9	7	
E16						
E18						
E19						
E20						

Moor Park and Eastbury Ward

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
E1	Adjacent Pocklington House, Eastbury Avenue															
E2	Adjacent Bracken Hill House, The Woods															
E3	Adjacent Vega Crescent															
E4	Adhara Road															
E5	Adhara Road/ Apollo Avenue															
E6	Apollo Avenue															
E7	Rear of 13-16 Capella Road															
E8	Rear of 8-10 Capella Road															
E9	Vega Crescent															
E11	East of South Approach															
E12	3 Nevil Close															
E13	Adjacent 21 Astons Road															
E14	Adjacent 12 Thornhill Road															
E15	Rear of Main Avenue	0.171	4	U	N			5	9							
E16	Tolpits Lane Industrial															
E18	The Roughs, Sandy Lane															
E19	South Tolpits Lane															
E20	Land at Junction of Sandy Lodge Lane and Hampermill Lane															
Total Urban								5	9							
Total Greenfield																
Total >5ha																
Total								5	9							

Hayling Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
HA1	Adjacent Substation, Westbury Road	Woodland			0.288		G	N
HA2	Crescent Club, Hallowes Crescent	Social club		In use	0.128		U	N
HA3	Jet PH, Hayling Road	Derelict PH			0.180		U	N

Hayling Ward

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
HA1																			
HA2								✓	Community facility										
HA3	✓								Green belt										Tree covered

Hayling Ward

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
HA1	N	Site is tree covered and is therefore not suitable for development	Y	There is developer intention to bring site forward	M	M	M	M	N	Site could be viable but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
HA2	Y	Site is in residential area and has access to local facilities and transport links so would contribute to sustainable, mixed community	Y	Developer intention to develop	M	M	M	M	Y	There is intention to develop for affordable housing	0-5	Developer interest in bringing site forward	Existing use	
HA3	Y	Site is in residential area and has access to local facilities and transport links so would contribute to sustainable, mixed community	Y	Site is currently derelict and interest in bringing site forward	M	M	M	M	Y	There is intention to develop for affordable housing	0-5	Developer interest in bringing site forward		

Hayling Ward

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
HA1						
HA2	0.128	9	5	12	9	
HA3	0.180	9	7	17	12	

Hayling Ward

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
HA1	Adjacent Substation, Westbury Road															
HA2	Crescent Club, Hallowes Crescent	0.128	9	U	N	5	12									
HA3	Jet PH, Hayling Road	0.180	9	U	N	7	17									
Total Urban						12	29									
Total Greenfield																
Total >5ha																
Total						12	29									

Langleybury Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
LB1	Old Mill House, Old Mill Lane	House and garden			1.007		U	N
LB2	Waterside, Hunton Bridge Hill	PH and car park		In use	0.183		U	N
LB3	Rear of 1-4 Long Elms Close	Garages and open space		In use	0.225		U	N
LB4	Garages adjacent 25 The Garth	Garages and open space		In use	0.079		U	N
LB5	Gade View Gardens	Flats, parking and verges			0.761	Permission for 34 units	U	N
LB6	Rear of 8-24 Gallows Hill Lane	Backland			0.373	Application refused for 9 dwellings	U	N
LB7	Adjacent 1 Broomfield Rise	Garage court and verges		In use	0.143		U	N
LB8	Rear of 8-18 Hunton Bridge Hill	Gardens			0.436	Permission for 9	U	N
LB9	Junction Park, Bridge Road	Residential	Y	Residential development completed				
LB10	1-25 School Mead	Residential and retail	Y	Development completed				
LB12	Langleybury School/ House	House and disused school			2.371		G	N
LB13	Langleybury Estate	Farm land			44.025		G	Y
LB14	Furtherfield Depot, Furtherfield	Depot site			0.525		U	N
LB15	Breakspear PH, School Mead	PH and parking			0.265	Permission for 13	U	N
LB16	Hillside Hall, School Mead	Hall			0.086	Permission for new hall and 10 flats	U	N

Langleybury Ward

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
LB1	✓								Green belt	✓		✓							Flood risk and conservation area
LB2									Green belt on part of site	✓		✓							Flood risk, listed building and conservation area
LB3									Green belt adjacent					✓					TPOs over site
LB4																			
LB5														✓					TPOs on part of site, right of way adjacent
LB6														✓					TPOs on site
LB7																			
LB8														✓					Some TPOs on site
LB12	✓								Green belt			✓		✓					Listed building at risk, TPOs at edge of site
LB13	✓								Green belt	✓		✓							Flood risk on part of site, TPOs and listed buildings
LB14	✓								Green belt										
LB15																			
LB16																			

Langleybury Ward

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
LB1	N	Site is conservation area and flood zone and development could lead to impacts on amenity and overlooking so not suitable	N	No known interest	M	M	L	M	N	No reasonable prospect of housing being delivered	-	Site not deliverable/developable		
LB2	N	Site is adjacent to residential and close to local facilities and transport links so would contribute to sustainable mixed community though would need to consider listed building	N	In use for viable business and no known interest	M	M	L	M	N	Site is close to local facilities, but unlikely to be viable because of existing business use and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Listed building, existing use	
LB3	N	Development would result in loss of parking in active use and amenity space with protected trees and issues of overlooking so not suitable	N	No known interest	M	M	L	M	N	No reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
LB4	N	Development would result in loss of parking in active use and issues of loss of amenity space and overlooking so not suitable	N	No known interest	M	M	L	M	N	No reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
LB5	Y	Site has permission and is in a residential area with access to local facilities and transport links so would contribute to sustainable, mixed community	Y	Developer intention exists and site has permission for affordable housing redevelopment	M	M	M-H	M	Y	Site has funding for affordable housing development so considered deliverable	0-5	Intention to develop in short term		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
LB6	N	Site is covered by TPOs and development likely to lead to issues of overlooking so not suitable	Y	Developer intention to bring site forward	M	M	M	M	N	Site could be viable but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
LB7	N	Development would result in loss of parking in active use and amenity space and issues of loss of amenity space and overlooking so not suitable	N	No known interest	M	M	L	M	N	No reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
LB8	Y	Site has planning permission and is in a residential area with access to local facilities and transport links so would contribute to sustainable, mixed community	Y	Developer intention exists to bring site forward	M	M-H	M	M-H	Y	Developer indicates that site is deliverable in the short term	0-5	Developer intention exists to bring site forward in short term		
LB12	Y	Development could secure listed building at risk and contribute to sustainable, mixed community	Y	Some discussions have taken place about bringing the site forward for development	M	M-H	M	M-H	Y	Site is large enough to create its own market and has pleasant rural surroundings which could balance high costs from demolition, and could be of interest to a regional or national developer	6-10	High costs associated with site and access would need to be improved	Poor access	Improved access
LB13	N	Site is green belt and would not be appropriate in scale against Hunton Bridge/ Abbots Langley and the services available so not suitable against green belt criteria	Y	Landowner has indicated that site is available for development	M	L	M	M	N	Site could be viable but no reasonable prospect that housing could be delivered	-	Site not deliverable/developable		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
LB14	Y	Site is adjacent to residential and has access to local facilities and transport links so could contribute to sustainable, mixed community	Y	Site currently in use but some preliminary discussions about site becoming available for development in future	M	M-H	M	M	Y	Site costs could be high due to existing use and therefore unlikely to be viable in short term, however longer term potential	6-10	Site currently in use and unlikely to be available in short term		
LB15	Y	Site has planning permission and is in a residential area with access to local facilities and transport links so would contribute to sustainable, mixed community	Y	Developer intention exists to bring site forward	M	M-H	M	M-H	Y	Developer indicates that site is deliverable in the short term	0-5	Developer intention exists to bring site forward in short term		
LB16	Y	Site has planning permission and is in a residential area with access to local facilities and transport links so would contribute to sustainable, mixed community	Y	Developer intention exists to bring site forward	M	M-H	M	M-H	Y	Developer indicates that site is deliverable in the short term	0-5	Developer intention exists to bring site forward in short term		

Langleybury Ward

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
LB1						
LB2						
LB3						
LB4						
LB5	0.761	N/A	10	10	10	Permission for net gain of 10
LB6						
LB7						
LB8	0.436	N/A	9	9	9	Permission for net gain of 9
LB9						
LB10						
LB12	2.371	6	74	109	92	
LB13						
LB14	0.525	14	17	28	23	
LB15	0.265	N/A	13	13	13	Permission for 13
LB16	0.086	N/A	10	10	10	Permission for 10

Langleybury Ward

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
LB1	Old Mill House, Old Mill Lane															
LB2	Waterside, Hunton Bridge Hill															
LB3	Rear of 1-4 Long Elms Close															
LB4	Garages adjacent 25 The Garth															
LB5	Gade View Gardens	0.761	N/A	U	N	10	10									
LB6	Rear of 8-24 Gallows Hill Lane															
LB7	Adjacent 1 Broomfield Rise															
LB8	Rear of 8-18 Hunton Bridge Hill	0.436	N/A	U	N	9	9									
LB9	Junction Park, Bridge Road															
LB10	1-25 School Mead															
LB12	Langleybury School/ House	2.371	6	G	N			74	109							
LB13	Langleybury Estate															
LB14	Furtherfield Depot, Furtherfield	0.525	14	U	N			17	28							
LB15	Breakspear PH, School Mead	0.265	N/A	U	N	13	13									
LB16	Hillside Hall, School Mead	0.086	N/A	U	N	10	10									
Total Urban						42	42	17	28							
Total Greenfield								74	109							
Total >5ha																
Total						42	42	91	137							

Leavesden Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
LV1	Leavesden Aerodrome	Open space and car parking			14.077		G	Y
LV2	Woodside Road	Field			4.285		G	N
LV3	Fairways Farm/ Penfold Golf Course	Open space and golf course			8.262		G	Y
LV4	Waterdell, Mount Pleasant Lane	Open land		Most of site in St Albans Council area	10.462		G	Y
LV5	Former Gas Works, East Lane	Former gas works			0.521	Permission for 2 units	G	N
LV6	Hill Farm Industrial Estate	Industrial units		In use	0.613		U	N

Leavesden Ward

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
LV1	✓								Green belt					✓	✓				TPOs on edge of site and may be contamination from past factory activity
LV2	✓								Green belt					✓					TPOs at edge of site
LV3	✓								Green belt	✓				✓					Flood risk on part of site, some TPOs on site
LV4	✓								Green belt										
LV5	✓								Green belt					✓	✓				Some TPOs on edge of site, possible contamination from use as a gas works
LV6	✓			✓					Green belt on part of site and employment										

Leavesden Ward

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
LV1	Y	Site is adjacent to residential area and meets green belt criteria. Development would contribute to sustainable, mixed community so suitable	Y	Developer intention exists to bring site forward and advises that site is available immediately	M	M-H	M-L	M	Y	Site has the ability to make its own market and provide large scale residential scheme and developer advises site is achievable	0-10	Information from developer suggests that site could be developed 2011-2020	Provision of infrastructure to support large development	Infrastructure delivery
LV2	Y	Site is adjacent to residential area and meets green belt criteria. Development would contribute to sustainable, mixed community so suitable	Y	Developer intention exists to bring site forward	M	L	M-L	M	Y	Site would be large enough to develop its own market and could be attractive to regional and national developers	6-10	Large development may not be viable in short term but is considered developable longer term		
LV3	Y	Site is adjacent to residential area and meets green belt criteria. Development would contribute to sustainable, mixed community so suitable	Y	Developer intention exists to bring site forward	M	M	L	M-L	Y	Site would be large enough to develop its own market and could be attractive to regional and national developers, though would need to consider impacts of motorway and waste transfer station	6-10	Large development may not be viable in short term but is considered developable longer term	Provision of infrastructure to support large development	Infrastructure delivery
LV4	Y	Site is adjacent to residential area and meets green belt criteria. Development would contribute to sustainable, mixed community so suitable	Y	Developer intention exists to bring site forward	M	L	M	M	Y	Site would be large enough to develop its own market and could be attractive to regional and national developers, though would need to consider impacts of motorway and waste transfer station	6-10	Large development may not be viable in short term but is considered developable longer term	Provision of infrastructure to support large development	Infrastructure delivery
LV5	Y	Site adjacent to residential and could contribute to development of sustainable, mixed community	Y	Developer intention exists to bring site forward	M	M-H	M	M	Y	Development likely to be viable given limited use of current site, however costs may be high as a result of contamination from gas works	6-10	High costs mean development may not be viable in the short term, but developable longer term		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
LV6	Y	Site is in residential area and could contribute to sustainable, mixed community so suitable	Y	Developer intention exists to bring site forward	M	M-H	M	M	Y	Viability of development depends on existing use which is currently for employment, but landowner indicates development could go ahead in the short term	0-5	Developer indicates site could come forward in short term	Existing use	

Leavesden Ward

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
LV1	14.077	L	281	422	351	
LV2	4.285	6	133	197	165	
LV3	8.262	L	207	289	248	
LV4	10.462	L	209	314	262	
LV5	0.521	6	16	24	20	
LV6	0.613	10	28	34	31	

Leavesden Ward

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
LV1	Leavesden Aerodrome	14.077	L	G	Y	93	141	188	281							
LV2	Woodside Road	4.285	6	G	N			133	197							
LV3	Fairways Farm/ Penfold Golf Course	8.262	L	G	Y			207	289							
LV4	Waterdell, Mount Pleasant Lane	10.462	L	G	Y			209	314							
LV5	Former Gas Works, East Lane	0.521	6	G	N			16	24							
LV6	Hill Farm Industrial Estate	0.613	10	U	N	28	34									
Total Urban						28	34									
Total Greenfield						93	141	753	1105							
Total >5ha						93	141	604	884							
Total						121	175	753	1105							

Maple Cross and Mill End Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
MC1	Buttlehide	Open space and garage courts			0.384		U	N
MC2	Adjacent 44 Buttlehide	Garage courts and parking		In use	0.040		U	N
MC3	Rear of 14-24 Bradbery	Amenity space			0.115		U	N
MC4	Rear of 22-32 Pollards	Garages		In use	0.058		U	N
MC5	Adjacent 11 Longcroft Road	Verge			0.017		U	N
MC6	Adjacent 9 Horseleys	Garages and verge		In use	0.026		U	N
MC7	Rear of 74-132 Longcroft Road	Garages			0.100		U	N
MC8	Adjacent 29 Longcroft Road	Garages		In use	0.012		U	N
MC9	Garages	Garages		In use			U	N
MC10	Rear of 123-133 Hornhill Road	Gardens			0.095		U	N
MC11	Between 60-120 Longcroft Road	Open space			0.116		U	N
MC12	Between 40-42 Longcroft Road	Garages		In use	0.061		U	N
MC13	Front of 13-34 Pinchfield	Green space			0.149		U	N
MC14	Adjacent 28 Ladywalk	Parking		In use	0.028		U	N
MC15	Front of 34-37 Ladywalk	Parking		In use	0.031		U	N
MC16	Front of 89 Denham Way	Parking			0.049		U	N
MC17	Maple Cross Recreation Ground Car Park	Parking		In use	0.100		U	N
MC18	Front of 16-19 Ladywalk	Parking		In use	0.027		U	N
MC19	Adjacent Hazel Court, Chalfont Road	Parking		In use	0.020		U	N
MC20	Garages, Oakhill Close	Parking			0.096	Permission for 2 units	U	N
MC21	The Cross PH, Denham Way	PH and car park		PH closed	0.204		U	N
MC22	Office Park, Denham Way	Office and HQ buildings		In use	6.066		U	Y
MC23	Rear of 2 Pollards	Garages		In use	0.028		U	N
MC24a	Adjacent 1-11 Pollards	Verge			0.026		U	N
MC24b	Garages Rear Of 14-24 Woodwicks				0.038		U	N
MC25	81a and b Hornhill Road	House and gardens			0.296	Permission for 2. Application for 14 at appeal	U	N
MC26	The Shiralee	Garages			0.026		U	N
MC30	Maple Lodge	Open land			3.554		G	N
MC31	West Hyde Residential Centre	Residential centre			0.119		U	N

Maple Cross and Mill End Ward

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
MC1									Adjacent to green belt										
MC2																			
MC3																			
MC4									Adjacent to green belt										Adjacent to right of way
MC5																			
MC6																			
MC7																			
MC8																			
MC9																			
MC10									Adjacent to green belt										
MC11																			
MC12									Adjacent to green belt										
MC13																			
MC14																			
MC15																			
MC16	✓								Green belt					✓					TPOs on part of site
MC17	✓								Green belt										
MC18																			
MC19																			
MC20									Adjacent to green belt					✓					TPO on edge of site
MC21									Adjacent to green belt			✓							Locally important building
MC22				✓					Employment area	✓				✓					Flood risk and TPOs on part of site
MC23																			
MC24a																			
MC24b																			

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
MC25																			
MC26																			
MC30	✓								Green belt	✓				✓	✓				Flood risk on part of site, and TPOs at edge of site. May be contamination from sewage treatment works
MC31	✓								Green belt										

Maple Cross and Mill End Ward

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
MC1	Y	Site is in a residential area and could contribute to sustainable, mixed community so suitable	N	No known interest	M	L	M	M	Y	Site has low costs and there is precedent for flatted development in the area so could be viable. Likely to be of interest to local developer	6-10	High density development unlikely to be viable in short term but may be potential in medium to long term		
MC2	N	Development would result in loss of parking and small size of site would lead to issues for provision of amenity space and overlooking so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
MC3	N	Development would result in loss of parking provision in area with little alternative and issues of loss of amenity space and overlooking so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
MC4	N	Development would lead to loss of parking provision in active use and could lead to issues of overlooking so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
MC5	Y	Site is in residential area and could contribute to sustainable mixed community	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
MC6	N	Development would result in loss of parking provision in area with little alternative and issues of loss of amenity space and overlooking	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
MC7	Y	Site is in residential area and could contribute to sustainable mixed community so suitable	N	Some garages in use and no known intention	M	H	L	M	N	Small site and no reasonable prospect of housing being delivered given new build of surrounding residential	-	Site not deliverable/developable		
MC8	Y	Site is in residential area and could contribute to sustainable mixed community so suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
MC9	N	Development would result in loss of parking and small size of sites would lead to issues for provision of amenity space and overlooking	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
MC10	Y	Site is in a residential area and development could contribute to sustainable, mixed community	N	Multiple ownership and no known intention	M	M-H	L	M	N	High cost of land assembly for small site mean development unlikely to be viable	-	Site not deliverable/developable	Multiple owners	Land assembly
MC11	N	Development would result in loss of parking provision in area with little alternative and issues of loss of amenity space and overlooking	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
MC12	N	Development would result in loss of parking. Site is also small and awkward so not suitable as overlooking and amenity space issues	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
MC13	Y	Site is in residential area and development could contribute to sustainable, mixed community	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
MC14	N	Development would result in loss of parking. Site is also small and awkward so not suitable as overlooking and amenity space issues	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
MC15	N	Development would result in loss of parking. Site is also small and awkward so not suitable as overlooking and amenity space issues	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
MC16	N	Site does not adjoin settlement boundaries so not suitable according to green belt criteria and development would lead to overlooking	N	No known interest	M	L	L	M	N	No reasonable prospect that housing could be delivered	-	Site not deliverable/developable		
MC17	N	Development would result in loss of parking for sports ground in active community use so not suitable	N	No known interest	M	L	L	M	N	No reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
MC18	N	Development would result in loss of parking. Site is also small and awkward so not suitable as overlooking and amenity space issues	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
MC19	N	Development would lead to loss of parking provision in active use and could lead to issues of overlooking so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
MC20	Y	Site has planning permission and in residential area so suitable	Y	Developer interest in bringing site forward	M	M-H	M-L	M-L	Y	Developer intention to bring site forward and permission given	0-5	Development expected to begin		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
MC21	Y	Site is adjacent to residential area and has access to transport links so could contribute to sustainable and mixed community subject to protection of locally important building	Y	Site is vacant and developer interest in bringing site forward	M	M	M-L	M-L	Y	Currently vacant so costs of development lower and site could be of interest to local or regional developer	0-5			
MC22	N	Development of site would remove limited opportunities for local employment so would not contribute to sustainable, mixed community	N	Site is in use for employment and no known intention to develop	M	H	L	M	N	Redevelopment unlikely to be viable given existing viable employment use	-	Site not deliverable/developable	Existing use	
MC23	N	Development would lead to loss of parking provision in active use and could lead to issues of overlooking so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
MC24a	Y	Site is in residential area and development could contribute to sustainable, mixed community	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
MC24b	N	Development would lead to loss of parking provision in active use and could lead to issues of overlooking so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
MC25	Y	Site has planning permission, is in a residential area and could contribute to sustainable, mixed community	Y	Developer intention to develop site	M	M	M	M	Y	Developer intention to bring site forward and permission given	0-5	Development expected to begin		
MC26	N	Development would lead to loss of parking provision in active use and could lead to issues of overlooking so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
MC30	Y	Site is green belt but suitable according to green belt criteria and could contribute to sustainable, mixed community	Y	Developer intention exists to develop site	M-L	L-M	M	M	Y	Site size is sufficient to create its own value and could provide medium to high density development of interest to regional and national developers	6-10	Large, high density development unlikely to be viable in short term but could be developable longer term	Contamination from sewage treatment works	Remediation of land
MC31	N	Site is in green belt and does not abut settlement so not suitable according to green belt criteria	Y	Developer intention exists to bring site forward	M	M	M	H	N	Site could be viable, but no realistic prospect that housing could be delivered because of green belt criteria	-	Site not deliverable/developable		

Maple Cross and Mill End Ward

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
MC1	0.384	6	12	18	15	
MC2						
MC3						
MC4						
MC5						
MC6						
MC7						
MC8						
MC9						
MC10						
MC11						
MC12						
MC13						
MC14						
MC15						
MC16						
MC17						
MC18						
MC19						
MC20	0.096	N/A	2	2	2	Permission for 2
MC21	0.204	12	6	6	6	
MC22						
MC23						
MC24a						
MC24b						
MC25	0.296	4	9	15	12	
MC26						
MC30	3.554	14	117	188	153	
MC31						

Maple Cross and Mill End Ward

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
MC1	Buttlehide	0.384	6	U	N			12	18							
MC2	Adjacent 44 Buttlehide															
MC3	Rear of 14-24 Bradbery															
MC4	Rear of 22-32 Pollards															
MC5	Adjacent 11 Longcroft Road															
MC6	Adjacent 9 Horseleys															
MC7	Rear of 74-132 Longcroft Road															
MC8	Adjacent 29 Longcroft Road															
MC9																
MC10	Rear of 123-133 Hornhill Road															
MC11	Between 60-120 Longcroft Road															
MC12	Between 40-42 Longcroft Road															
MC13	Front of 13-34 Pinchfield															
MC14	Adjacent 28 Ladywalk															
MC15	Front of 34-37 Ladywalk															
MC16	Front of 89 Denham Way															
MC17	Maple Cross Recreation Ground Car Park															
MC18	Front of 16-19 Ladywalk															
MC19	Adjacent Hazel Court, Chalfont Road															
MC20	Garages, Oakhill Close	0.096	N/A	U	N	2	2									
MC21	The Cross PH, Denham Way	0.204	12	U	N	6	6									
MC22	Office Park, Denham Way															
MC23	Rear of 2 Pollards															
MC24a	Adjacent 1-11 Pollards															
MC24b	Garages Rear Of 14-24 Woodwicks															
MC25	81a and b Hornhill Road	0.296	4	U	N	9	15									
MC26	The Shiralee															
MC30	Maple Lodge	3.554	14	G	N			117	188							
MC31	West Hyde Residential Centre															
Total Urban						17	23	12	18							
Total Greenfield								117	188							
Total >5ha																
Total						17	23	129	206							

Northwick Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
NW1	Markeston Green	Parking and verge			0.157		U	N
NW2	Dick Whittington PH and Garages, Prestwick Road	PH and garage court		In use	0.234		U	N
NW3	Rear of 7-23 Hoylake Gardens	Open space			0.113		G	N
NW4	Adjacent 1 Northwick Road	Verge			0.022		U	N
NW5	Birstal Green	Green space and parking			0.149		U	N
NW6/8	Clitheroe Gardens	Residential, church and hall			0.658	Permission for 45 units	U	N
NW7	Front of 19-25 Clitheroe Gardens	Amenity space			0.088		G	N
NW9	Garage Court and Car Park, Oxhey Drive	Garages and parking		In use	0.453		U	N
NW10	Front of Filton House, Oxhey Drive	Green space			0.159		G	N
NW11	Rear of 12-16 Ferryhills Close	Green space			0.264		G	N
NW12	Baden Hall Scout Hut, Henbury Way	Scout Hut		In use	0.061		U	N
NW13	William Morris Labour Club, Henbury Way	Community centre		In use	0.108		U	N
NW14	Kingdom Hall, Henbury Way	Place of worship			0.127		U	N
NW15	The Ox PH, Bridlington Road	PH and parking		In use	0.110		U	N
NW16	Adjacent Library, Bridlington Road	Green verge			0.080		U	N
NW17/19	Adjacent The Centre, Gosforth Lane	Green space			0.152		G	N
NW18	Ferryhills Close	Green space and parking			0.126		U	N
NW20	Front of 43-55 Lincoln Drive	Parking			0.054		U	N
NW21	Rear Of 6-28 Lincoln Drive	Green space			0.184		G	N
NW22	Adjacent Lalsham House, Ainsdale Road	Verge and parking			0.045		U	N
NW23	Rear of 11-19 Otley Way	Garage court			0.048		U	N
NW24	Church Hall, St Josephs Church, Oxhey Drive	Church hall and parking			0.133		U	N
NW25	Ballater Close	Parking and green space			0.129		U	N
NW26	Rear of 60-71 Redwood Close	Green space			0.165		G	N
NW27	Rear of 20-40 Chilwell Gardens	Allotments			0.140		G	N
NW28	Rear of 27-29 Fleetwood Way	Garage court			0.036		U	N
NW29	Muirfield Green	Green space and parking			0.101		U	N
NW30	Rear of 47 Redwood Close	Parking			0.044		U	N
NW31	Altham Gardens	Residential	Y	Residential development completed				
NW32	Front of 68 Maylands Road	Verge and parking			0.027		U	N
NW33	Adjacent 41 Chilwell Gardens	Verge			0.034		U	N
NW34	Oxhey Drive	Residential	Y	Residential development completed				
NW35	Piltdown Road	Parking and green space			0.090		U	N
NW39	Little Furze School	Former primary school			3.570		U	N
NW41	Anson House, Northwick Road	Day centre and vacant offices			0.551		U	N
NW42	Oxhey Drive	Police station, health care, council offices, hall			0.737		U	N
NW43	Land South of St Josephs, Ainsdale Road	Former playing field			1.577		G	N
NW44	South Oxhey Town Centre Regeneration	Town centre uses including residential		Broad location for redevelopment. Specific sites are yet to be identified	N/A		U	N/A

Northwick Ward

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
NW1																			
NW2																			
NW3																			Poor access
NW4																			
NW5																			
NW6/8								✓	Part of site provides community facility (club and church)					✓					Some TPOs on site
NW7																			
NW9																			
NW10																			
NW11																			
NW12								✓	Community facility										
NW13								✓	Community facility										
NW14								✓	Community facility										
NW15														✓					Some TPOs on site
NW16																			
NW17/19																			
NW18																			
NW20														✓					Some TPOs on site
NW21																			
NW22																			
NW23																			
NW24																			
NW25								✓	Community facility										
NW26														✓					Site mostly covered by TPOs
NW27																			Poor access

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
NW28							✓		Allotments										
NW29																			
NW30																			
NW32																			
NW33																			
NW34																			
NW35																			
NW39	✓								Green belt		✓								Wildlife site and Local Nature Reserve adjacent
NW41								✓	Community facility					✓					Some TPOs on site
NW42								✓	Community facility										
NW43	✓								Green belt		✓								Wildlife site and Local Nature Reserve adjacent
NW44					✓				Town centre uses										

Northwick Ward

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
NW1	N	Development would result in loss of parking provision in area with little alternative and issues of loss of amenity space and overlooking so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
NW2	Y	Site is in a residential area and close to local facilities and transport links so suitable	N	Site is in use and no known intention to develop	L	M	M-L	L	Y	Site could be capable of providing medium to high density development which is not likely to be viable in the short term, particularly as lower value location, however could be viable longer term	No phasing	Site is considered developable but currently in use and no information to suggest that it will become available	Loss of parking, existing use	Alternative parking provision
NW3	N	Site has no access and would lead to issues of overlooking so not suitable	N	No known interest	L	L-M	L	L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Poor access	Provide access to site
NW4	Y	Site is in a residential area and close to local facilities and transport links so would contribute to sustainable mixed development and suitable	N	No known interest	L	L	L	L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
NW5	N	Development would result in loss of parking provision in area with little alternative and issues of loss of amenity space and overlooking so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
NW6/8	Y	Site is in a residential area and close to local facilities and transport links so would contribute to sustainable mixed development and suitable	Y	Site has planning permission and developers bringing site forward for affordable housing	L-M	M	M	M-L	Y	Site is very close to town centre and has funding for redevelopment for affordable housing	0-5	Development due to begin on site		
NW7	N	Development would result in loss of amenity space and issues of overlooking so not suitable	N	No known interest	L-M	L	M	M-L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
NW9	Y	Site is in a residential area and close to local facilities and transport links so would contribute to sustainable mixed development and suitable	Y	Site currently in use but preliminary investigations into whether site could be available in the longer term as part of redevelopment and regeneration of wider area	L-M	M	M	M-L	Y	Site is very close to town centre and could be viable for redevelopment as part of a wider scheme	11-15	Site could only be brought forward as part of scheme for wider area so unlikely to be developable in short term	Development depends on proposals for wider area	Masterplanning
NW10	N	Development would result in loss of amenity space and issues of overlooking so not suitable	N	No known interest	L-M	L	M	M-L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
NW11	Y	Site is in a residential area and close to local facilities and transport links so would contribute to sustainable mixed development and suitable subject to design to overcome potential overlooking issues	Y	Preliminary investigations into bringing site forward	L-M	L	M	M-L	Y	Site is close to town centre facilities and costs would be low so development could be viable	6-10	Site is not available in the short term but may be developable longer term		
NW12	Y	Site is close to town centre facilities and transport links so could contribute to sustainable mixed community subject to re-provision of community facility	N	Site currently in use and no known interest	L-M	M	M	M-L	Y	Site is very close to town centre and could be viable for redevelopment as part of a wider scheme	No phasing	Site is considered developable but currently in use and no information to suggest that it will become available	Existing use	

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
NW13	Y	Site is close to town centre facilities and transport links so could contribute to sustainable mixed community subject to re-provision of community facility	N	Site currently in use and no known interest	L-M	M	M	M-L	Y	Site is very close to town centre and could be viable for redevelopment as part of a wider scheme	No phasing	Site is considered developable but currently in use and no information to suggest that it will become available	Existing use	
NW14	Y	Site is close to town centre facilities and transport links so could contribute to sustainable mixed community subject to re-provision of community facility	N	Site currently in use and no known interest	L-M	M	M	M-L	Y	Site is very close to town centre and could be viable for redevelopment as part of a wider scheme	No phasing	Site is considered developable but currently in use and no information to suggest that it will become available	Existing use	
NW15	Y	Site is close to town centre facilities and transport links so could contribute to sustainable mixed community	N	Site currently in use as viable business and no known interest	L-M	M	M	M-L	Y	Site is very close to town centre and could be viable for redevelopment as part of a wider scheme	No phasing	Site is considered developable but currently in use and no information to suggest that it will become available	Existing use	
NW16	Y	Site is close to town centre facilities and transport links so could contribute to sustainable mixed community	N	No known interest	L-M	L	L	M-L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
NW17/19	Y	Site is close to town centre facilities and transport links so could contribute to sustainable mixed community	N	Condition of adjacent development that site remains as amenity space	L-M	H	L	M-L	N	No reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Conditions on use of site as amenity space	
NW18	N	Development would result in loss of parking provision in area with little alternative and issues of loss of amenity space and overlooking so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
NW20	N	Development would result in loss of parking provision in area with little alternative and issues of loss of amenity space and overlooking so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
NW21	N	Development would result in loss of amenity space and issues of overlooking so not suitable	N	No known interest	L-M	L	M	M-L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
NW22	N	Development would result in loss of parking provision in area with little alternative and issues of loss of amenity and overlooking so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
NW23	N	Development would result in loss of parking provision in area with little alternative and issues of overlooking so not suitable	N	No known interest	L-M	L	M	M-L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
NW24	N	Development would result in loss of community facility in active use so would not contribute to sustainable mixed community and not suitable	N	No known interest	L-M	M	M	M-L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Existing use		
NW25	N	Development would result in loss of parking provision in area with little alternative and issues of loss of amenity space and overlooking so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
NW26	N	Site is covered by TPOs so not suitable for development	N	No known interest	M-L	M	L	L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
NW27	N	Site has no access and would lead to issues of overlooking so not suitable	N	No known interest	M-L	L-M	L	L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Poor access	Provide access to site
NW28	N	Development would result in loss of parking provision in area with little alternative and issues of overlooking so not suitable	N	No known interest	L-M	L	M	M-L	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
NW29	N	Development would result in loss of parking provision in area with little alternative and issues of loss of amenity space and overlooking so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
NW30	N	Development would result in loss of parking provision in area with little alternative and issues of loss of amenity space and overlooking so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
NW32	N	Development would result in significant overlooking so not suitable for development	N	No known interest	M-L	L	L	L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
NW33	Y	Site is in residential area and close to town centre facilities and transport links so could contribute to sustainable mixed community	N	No known interest	M-L	L	M	L-M	Y	Costs would be low and site has good access so could be viable	No phasing	Site could be developable but no information to suggest that it will become available		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
NW35	N	Development would result in loss of parking provision in area with little alternative and issues of loss of amenity space and overlooking so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
NW39	Y	Site is adjacent to residential area and meets green belt criteria. Development would contribute to sustainable, mixed community so suitable	Y	Site is vacant and there is developer intention to bring forward for development for extra care housing	M	M	M-H	L-M	Y	Site size is sufficient to create its own value and could provide medium to high density development of interest to regional and national developers	0-5	There is intention to develop for extra care housing		
NW41	Y	Site is in residential area and close to town centre facilities and transport links Development would contribute to sustainable, mixed community so suitable	Y	Part of site currently in use for day care centre but preliminary investigations into re-providing day care services within area making site available for redevelopment	M	M	M-L	M	Y	Site is close to town centre facilities and could accommodate medium to high density development so may not be viable in short term but could be viable longer term	6-10	High density scheme unlikely to be viable short term, and development depends on alternative provision for day centre	Existing use	
NW42	Y	Site is close to town centre facilities and transport links so could contribute to sustainable, mixed community	Y	Site currently in use but preliminary investigations into redeveloping area to provide services more efficiently making site available	M	M-H	M	M	Y	Site is close to town centre facilities and could accommodate medium to high density development so may not be viable in short term but could be viable longer term	11-15	Site development depends on plan for re-provision of services which is unlikely to be short term, but could be developable longer term		
NW43	Y	Site is adjacent to residential area and meets green belt criteria. Development would contribute to sustainable, mixed community so suitable	Y	Landowners indicate site is surplus to requirements and so may be available for development	M	L	M	M	Y	Site is close to town centre facilities and could accommodate medium to high density development so may not be viable in short term but could be viable longer term	6-10	High density scheme unlikely to be viable short term		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
NW44	Y	Site is a town centre location that could benefit from regeneration to provide more sustainable service provision	Y	Site is in multiple ownerships but there is long term intention to redevelop	M	M-H	M	M	Y	Site could accommodate medium to high density development as an intensification of existing as part of an overall strategy for regeneration of the town centre tot provide wider benefits and therefore may be viable	11-20	Delivery of site depends on land assembly and masterplanning and is unlikely to be deliverable in the short term	Multiple ownerships, relocation of existing	Land assembly, masterplanning

Northwick Ward

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
NW1						
NW2	0.234	2	8	14	11	
NW3						
NW4						
NW5						
NW6/8	0.658	N/A	23	23	23	Permission for net gain 23
NW7						
NW9	0.453	13	48	64	56	
NW10						
NW11	0.264	7	17	28	23	
NW12	0.061	7	4	6	5	
NW13	0.108	7	7	11	9	
NW14	0.127	7	8	13	11	
NW15	0.110	7	7	12	10	
NW16						
NW17/19						
NW18						
NW20						
NW21						
NW22						
NW23						
NW24						
NW25						
NW26						
NW27						
NW28						
NW29						
NW30						
NW31						
NW32						
NW33	0.034	3	1	2	2	
NW34						
NW35						
NW39	3.570	8	114	179	147	
NW41	0.551	5	21	35	28	
NW42	0.737	7	46	77	62	
NW43	1.577	8	50	79	65	
NW44	N/A	N/A	100	100	100	Broad location, specific sites are yet to be identified. Indicative capacity reflecting expected intensification of residential in association with regeneration expected within the broad location

Northwick Ward

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
NW1	Markeston Green															
NW2	Dick Whittington PH and Garages, Prestwick Road	0.234	2	U	N									8	14	
NW3	Rear of 7-23 Hoylake Gardens															
NW4	Adjacent 1 Northwick Road															
NW5	Birstal Green															
NW6/8	Clitheroe Gardens	0.658	N/A	U	N	23	23									
NW7	Front of 19-25 Clitheroe Gardens															
NW9	Garage Court and Car Park, Oxhey Drive	0.453	13	U	N					48	64					
NW10	Front of Filton House, Oxhey Drive															
NW11	Rear of 12-16 Ferryhills Close	0.264	7	U	N			17	28							
NW12	Baden Hall Scout Hut, Henbury Way	0.061	7	U	N									4	6	
NW13	William Morris Labour Club, Henbury Way	0.108	7	U	N									7	11	
NW14	Kingdom Hall, Henbury Way	0.127	7	U	N									8	13	
NW15	The Ox PH, Bridlington Road	0.110	7	U	N									7	12	
NW16	Adjacent Library, Bridlington Road															
NW17/19	Adjacent The Centre, Gosforth Lane															
NW18	Ferryhills Close															
NW20	Front of 43-55 Lincoln Drive															
NW21	Rear Of 6-28 Lincoln Drive															
NW22	Adjacent Lalsham House, Ainsdale Road															
NW23	Rear of 11-19 Otley Way															
NW24	Church Hall, St Josephs Church, Oxhey Drive															
NW25	Ballater Close															
NW26	Rear of 60-71 Redwood Close															
NW27	Rear of 20-40 Chilwell Gardens															
NW28	Rear of 27-29 Fleetwood Way															
NW29	Muirfield Green															
NW30	Rear of 47 Redwood Close															
NW31	Altham Gardens															
NW32	Front of 68 Maylands Road															
NW33	Adjacent 41 Chilwell Gardens	0.034	3	U	N									1	2	
NW34	Oxhey Drive															
NW35	Piltdown Road															
NW39	Little Furze School	3.570	8	U	N	114	179									
NW41	Anson House, Northwick Road	0.551	5	U	N			21	35							
NW42	Oxhey Drive	0.737	7	U	N					46	77					

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
NW43	Land South of St Josephs, Ainsdale Road	1.577	8	G	N			50	79							
NW44	South Oxhey Town Centre Regeneration	N/A	N/A	U	N/A					50	50	50	50			Broad location
Total Urban						137	202	38	63	94	141			35	58	
Total Greenfield								50	79							
Total >5ha																
Total						137	202	88	142	94	141			35	58	

Oxhey Hall Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
OH1	Adjacent 69 Silk Mill Road	Garage court			0.052		U	N
OH2	Adjacent 59 Silk Mill Road	Green space			0.043		U	N
OH3	Brookside Caravan Park	Caravan park			0.587		U	N
OH4	Oppoite 65-75 Brookside Road	Green space			0.138		U	N
OH5	Adjacent 66 Silk Mill Road	Garage court			0.100		U	N
OH6	South of Electricity Transmission Station	Tennis court and car parking			0.275		G	N
OH7	Land Adjoining 7 and Meadowbank, The Oaks	Green space			0.194		G	N
OH8	Front of 27-39 Anthony Close	Green space and parking			0.101		U	N
OH9	Rear of 44 Green Lane	Garage court and parking			0.064		U	N
OH10	Garages Adjacent to 4 Grove Bank	Garage court			0.051		U	N
OH11	Oxhey Pavilion	PH and car park			0.981		U	N
OH12	South Oxhey Playing Fields	Playing fields			61.039		G	Y
OH13	Oxhey park Golf Centre	Golf driving range			1.826		G	N
OH14	Highlands	Residential	Y	Residential development completed				
OH15	Brookside Road	Residential	Y	Residential development completed				
OH16	42-44 Vivian Gardens	Houses and gardens			0.326		U	N
OH17	The Fairway, Green Lane	Residential home			0.346		U	N

Oxhey Hall Ward

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
OH1									Green belt adjacent										
OH2																			
OH3									Green belt adjacent	✓									Flood risk
OH4										✓									Flood risk
OH5																			
OH6	✓								Green belt	✓									Flood risk and poor access
OH7										✓				✓					Flood risk, TPOs, right of way adjacent
OH8																			
OH9														✓					TPOs
OH10	✓								Green belt adjacent										
OH11	✓								Green belt										
OH12	✓						✓		Green belt, open space	✓									Flood zone on part of site
OH13	✓						✓		Green belt, leisure facility										
OH16									Green belt adjacent										Wildlife site and conservation area adjacent
OH17									Green belt adjacent					✓					Some TPOs on site

Oxhey Hall Ward

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
OH1	N	Development would result in loss of parking provision in active use so not suitable	N	No known interest	M-H	L-M	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
OH2	N	Development would result in loss of amenity space and issues of overlooking so not suitable for development	N	No known interest	M-H	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
OH3	N	Site is in use for residential already and development would lead to loss of mixed community so not suitable	N	Site is in residential use and no known interest	M	M	L	M	N	Site is in existing residential use and unlikely to be viable for redevelopment	-	Site not deliverable/developable	Existing use	
OH4	N	Development would result in loss of amenity and play space in area with limited provision so not suitable for development	N	No known interest	M-H	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
OH5	N	Development would result in loss of parking provision in active use so not suitable	N	No known interest	M-H	L-M	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
OH6	N	Development would result in loss of community facility and site has poor access so not suitable	N	No known interest	M	M	L	M	N	Site is in use and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Poor access, existing use	Improved access
OH7	N	Site is in a flood zone and tree covered with protected trees so not suitable for development	N	No known interest	M	L	L	M	N	No reasonable prospect of housing being delivered	-	Site not deliverable/developable		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
OH8	N	Site provides amenity space and development would lead to loss of this and issues of overlooking so not suitable for development	N	No known interest	M	L	L	L	N	No reasonable prospect of housing being delivered	-	Site not deliverable/developable		
OH9	N	Site is covered by TPO and development would result in loss of parking in active use so not suitable for development	N	No known interest	M-H	L-M	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
OH10	N	Site would result in loss of parking in active use and could lead to issues of overlooking so not suitable for development	N	No known interest	M	M	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
OH11	Y	Site is in green belt but adjoins existing residential and could contribute to sustainable mixed community so suitable for development	N	Site currently in use and no known intention to develop	M	L	L	M	Y	Large site with low development costs which could be attractive to regional developer	No phasing	Site is considered developable but currently in use and no information to suggest that it will become available	Existing use	
OH12	N	Development would result in loss of playing fields and amenity space so not suitable	N	No intention to develop	M-L	L	L	M	N	No reasonable prospect that housing could be delivered	-	Site not deliverable/developable	Loss of amenity space	
OH13	N	Site does not adjoin settlement boundaries so not suitable according to green belt criteria	N	No known interest	M	L	L	M	N	No reasonable prospect that housing could be delivered	-	Site not deliverable/developable		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
OH16	Y	Site is in residential area and could contribute to sustainable mixed community subject to design to address conservation area, loss of amenity space and overlooking issues	N	Some interest in bringing site forward	M	M-H	M	M	Y	Development would depend on value of higher density development exceeding existing value of residential units. Unlikely to be viable in short term but may be viable in medium-long term	6-10	Site unlikely to be viable in short term but may be developable longer term		
OH17	Y	Site is in existing residential area and could contribute to sustainable, mixed community	Y	Site currently in use but owners indicate it will be available for development subject to alternative provision for residential home in area	M	M	M	M	Y	Development depends on relocation of existing residents but subject to this redevelopment is likely to be viable	6-10	Development depends on alternative provision being made, therefore unlikely to be deliverable within 5 years		

Oxhey Hall Ward

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
OH1						
OH2						
OH3						
OH4						
OH5						
OH6						
OH7						
OH8						
OH9						
OH10						
OH11	0.981	2	33	60	47	
OH12						
OH13						
OH14						
OH15						
OH16	0.326	4	10	17	14	
OH17	0.346	9	14	33	24	

Oxhey Hall Ward

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
OH1	Adjacent 69 Silk Mill Road															
OH2	Adjacent 59 Silk Mill Road															
OH3	Brookside Caravan Park															
OH4	Opposite 65-75 Brookside Road															
OH5	Adjacent 66 Silk Mill Road															
OH6	South of Electricity Transmission Station															
OH7	Land Adjoining 7 and Meadowbank, The Oaks															
OH8	Front of 27-39 Anthony Close															
OH9	Rear of 44 Green Lane															
OH10	Garages Adjacent to 4 Grove Bank															
OH11	Oxhey Pavillion	0.981	2	U	N									33	60	
OH12	South Oxhey Playing Fields															
OH13	Oxhey park Golf Centre															
OH14	Highlands															
OH15	Brookside Road															
OH16	42-44 Vivian Gardens	0.326	4	U	N			10	17							
OH17	The Fairway, Green Lane	0.346	9	U	N			14	33							
Total Urban								24	50					33	60	
Total Greenfield																
Total >5ha																
Total								24	50					33	60	

Penn Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
P1	Adjacent 83 The Queens Drive	Garage court			0.116		U	N
P2	139 The Queens Drive	Verge and electricity substation			0.058		U	N
P3	Adjacent 82 The Queens Drive	Verge			0.024		U	N
P4	Adjacent 9 and 10 Quickwood Close	Garage court			0.152		U	N
P5	Adjacent 23 Aldbury Road/ 16 Oakfield	Verge and parking			0.078		U	N
P6	Adjacent 1 Ivinghoe Road	Verge			0.048		U	N
P7	Garages Rear Of 28-36 Oakfield	Garage court			0.118		U	N
P8	Adjacent 1 Oakfield	Verge			0.076		U	N
P9	Adjacent 40 Oakfield	Verge			0.025		U	N
P10	Adjacent 45 Oakfield	Verge			0.027		U	N
P11	Adjacent 1 Ashleys	Verge			0.031		U	N
P12	Williamson Way	Residential	Y	Residential development completed				
P13	231 Uxbridge Road	Offices and parking			0.066		U	N
P14	90 Uxbridge Road	Tyre and auto services			0.081		U	N
P15	Adjacent 30 St Peters Court	Garage court			0.046		U	N
P16	Adjacent 56 Church Lane	Garden			0.071		U	N
P17	St Peters School Playground	Playground			0.041		U	N
P18	1 Middleton Road	Side garden			0.014		U	N
P19	Adjacent 12 Beauchamp Gardens	Garage court			0.045		U	N
P20	Adjacent 27 Beauchamp Gardens	Garage court			0.014		U	N
P21	Adjacent 67 Tudor Way	Garage court			0.057		U	N
P22	Happy Man PH, Berry Lane	Derelict PH			0.150	Application for retail and 4 flats	U	N
P23	Mill End Community Centre, Church Lane	Community centre and open space			0.502		U	N
P24	Adjacent 9 Beauchamp Gardens	Open space			0.033		U	N
P25	Amenity Space, Tudor Way	Amenity space and parking			0.345		U	N
P26	Rear of 50-52 Tudor Way	Garage court			0.066		U	N
P27	Adjacent 2 Chiltern Drive	Former car parking			0.074		U	N
P28	Adjacent 4 Chiltern Drive	Garden			0.040		U	N
P29	Adjacent 66 Chiltern Drive	Verge			0.025		U	N
P30	Adjacent 30 Edinburgh Avenue	Garage court			0.057		U	N
P31	Adjacent 48 Edinburgh Avenue	Verge			0.022		U	N
P32	Adjacent 8 Ashleys	Garage court			0.078		U	N
P33	Rear of 61-67 Chiltern Drive	Garage court			0.067		U	N
P34	Adjacent 6 The Bucklands	Garage court			0.047		U	N
P35	The Queens Drive	Open space			0.678		U	N
P36	Former Dairy, Middleton Road	Residential	Y	Residential development completed				

Penn Ward

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
P1									Green belt adjacent										Wildlife site adjacent
P2									Green belt adjacent										Wildlife site adjacent
P3																			
P4																			
P5																			
P6																			
P7																			Poor access
P8																			
P9																			
P10																			
P11																			
P13									Green belt adjacent			✓							Listed building, flood risk and wildlife site adjacent
P14																			
P15																			
P16																			
P17								✓	Community facility										
P18																			
P19																			
P20																			
P21																			Poor access
P22																			
P23								✓	Community facility	✓									Flood risk on part of site
P24																			
P25																			Right of way across site
P26																			Poor access

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
P27																			
P28																			
P29																			
P30																			
P31																			
P32																			Poor access
P33																			Poor access
P34										✓									Flood risk on part of site
P35							✓		Open space, green belt adjacent					✓					TPOs on edge of site

Penn Ward

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
P1	Y	Site is in a residential area and not subject to any identified restrictions, would contribute to sustainable mixed community	N	Site in use and no known intention to develop	M	M	M	M	Y	Medium value and costs mean site could be attractive to local developer	No phasing	Site not currently available and no indication that it will become available	Existing use	
P2	N	Telegraph pole and substation mean that site not suitable for development	N	No known interest	M	M-H	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Telegraph pole and substation	Alternative locations for telegraph pole and substation
P3	Y	Site in residential area and not subject to any identified restrictions, would contribute to sustainable mixed community	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
P4	N	Development would result in loss of parking. Site is also small and awkward so not suitable as overlooking and amenity space issues	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
P5	N	Development would result in loss of parking provision in area with little alternative so not suitable	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
P6	Y	Site in residential area and not subject to any identified restrictions, would contribute to sustainable mixed community	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
P7	N	Development would result in loss of parking and access is poor so not suitable for development	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking, poor access	Alternative parking provision, improved access

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
P8	N	Site is in residential area but development would lead to loss of amenity space and problems of overlooking	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
P9	Y	Site in residential area and not subject to any identified restrictions, would contribute to sustainable mixed community	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
P10	Y	Site in residential area and not subject to any identified restrictions, would contribute to sustainable mixed community	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
P11	Y	Site in residential area and not subject to any identified restrictions, would contribute to sustainable mixed community	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
P13	N	Building is listed so development would not be suitable as would affect building	N	Site is in use as office and no known intention to develop	M	M	L	M	N	Site is in use for viable business and development unlikely to be viable so no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Existing use	
P14	Y	Site is in a residential area and close to local services and transport links so would contribute to sustainable mixed communities	N	Site is in use for viable business and no known intention to develop	M	H	L	M	Y	Costs of development may be high as a result of remediation and existing viable business so unlikely to be viable in the short term, though longer term may be attractive to local developer	No phasing	Site is considered developable but not currently available and no indication that it will become available	Existing use	

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
P15	N	Development would result in loss of parking in an area with little alternative options	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
P16	Y	Site is in residential area and close to local facilities and transport links so would contribute to sustainable mixed community subject to design to address amenity space and overlooking issues	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
P17	N	Site is in use as a playground and development would result in the loss of this facility and would not be suitable location	N	No known interest	M	L-M	L	M	N	No reasonable prospect of housing being delivered	-	Site not deliverable/developable	Existing use	
P18	N	Site is very small and development would lead to loss of amenity space and overlooking issues so not suitable for development	N	No known interest	M	L	L	L	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
P19	N	Development would result in loss of parking in active use so not suitable for development	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
P20	N	Development would result in loss of parking. Site is also small and awkward so not suitable as overlooking and amenity space issues	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
P21	N	Development would result in loss of parking and access is poor so not suitable for development	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking, poor access	Alternative parking provision, improved access

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
P22	Y	Site is in residential area and close to local facilities and transport links so would contribute to sustainable, mixed community	Y	Developer interest in bringing site forward for retail and residential use	M	M-H	L	M	Y	Site costs may be high as a result of derelict remains, but scheme likely to include element of retail so should be viable	0-5	Developer interest in bringing site forward		
P23	Y	Site is currently in use for community facility, but potential for comprehensive redevelopment of site to include community facilities and contribute to sustainable, mixed community	N	Site currently in use and no known intention to develop	M	H	L	M	Y	Site has good access to local facilities and could support medium scale residential development so likely to be viable and could be attractive to local or regional developer	No phasing	Site is considered developable, but not currently available and no indication that it will become available		
P24	Y	Site is in residential area and close to local facilities and transport links so could contribute to sustainable, mixed community subject to design to overcome overlooking and loss of amenity space	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
P25	N	Site provides amenity space for surrounding residential and has a right of way running through so not considered suitable for development	N	No known interest	M	L	L	M	N	No reasonable prospect of housing being delivered on the site	-	Site not deliverable/developable		
P26	N	Development would result in loss of parking and access is poor so not suitable for development	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking, poor access	Alternative parking provision, improved access
P27	Y	Site is in residential area and would contribute to development of sustainable, mixed community subject to design to address overlooking issues	N	No known interest	M	L	M-H	M	Y	Site currently unused and precedent for flatted development opposite, likely to be attractive to local developer	No phasing	Site is considered developable, but not currently available and no indication that it will become available		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
P28	Y	Site in residential area and not subject to any identified restrictions, would contribute to sustainable mixed community	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
P29	Y	Site in residential area and not subject to any identified restrictions, would contribute to sustainable mixed community	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
P30	N	Development would result in loss of parking in active use so not suitable for development	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
P31	Y	Site in residential area and not subject to any identified restrictions, would contribute to sustainable mixed community	N	No known interest	M	L	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
P32	N	Development would result in loss of parking and access is poor so not suitable for development	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking, poor access	Alternative parking provision, improved access
P33	N	Development would result in loss of parking and access is poor so not suitable for development	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking, poor access	Alternative parking provision, improved access
P34	N	Part of site is flood zone, access is poor and the small site would lead to overlooking and amenity space issues, and loss of parking so not suitable for development	N	No known interest	M	L-M	L	M	N	Small site and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking, poor access	Alternative parking provision, improved access

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
P35	Y	Site is in residential area and could contribute to sustainable, mixed community subject to access being provided	Y	Developer interest in bringing site forward for affordable housing	M	L	M	M	Y	Site costs low as clear ground however value affected by motorway. Site may be attractive to local or regional developer	6-10	Development likely to be flattened as a result of M25 and unlikely to be viable in short term but site considered developable in the medium term	Poor access	Provision of access to site

Penn Ward

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
P1	0.116	8	4	6	5	
P2						
P3						
P4						
P5						
P6						
P7						
P8						
P9						
P10						
P11						
P12						
P13						
P14	0.081	9	3	7	5	
P15						
P16						
P17						
P18						
P19						
P20						
P21						
P22	0.150	2	5	9	7	
P23	0.502	11	19	37	28	
P24						
P25						
P26						
P27	0.074	10	3	4	3	
P28						
P29						
P30						
P31						
P32						
P33						
P34						
P35	0.678	2	23	41	32	
P36						

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Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
P1	Adjacent 83 The Queens Drive	0.116	8	U	N									4	6	
P2	139 The Queens Drive															
P3	Adjacent 82 The Queens Drive															
P4	Adjacent 9 and 10 Quickwood Close															
P5	Adjacent 23 Aldbury Road/ 16 Oakfield															
P6	Adjacent 1 Ivinghoe Road															
P7	Garages Rear Of 28-36 Oakfield															
P8	Adjacent 1 Oakfield															
P9	Adjacent 40 Oakfield															
P10	Adjacent 45 Oakfield															
P11	Adjacent 1 Ashleys															
P12	Williamson Way															
P13	231 Uxbridge Road															
P14	90 Uxbridge Road	0.081	9	U	N									3	7	
P15	Adjacent 30 St Peters Court															
P16	Adjacent 56 Church Lane															
P17	St Peters School Playground															
P18	1 Middleton Road															
P19	Adjacent 12 Beauchamp Gardens															
P20	Adjacent 27 Beauchamp Gardens															
P21	Adjacent 67 Tudor Way															
P22	Happy Man PH, Berry Lane	0.150	2	U	N	5	9									
P23	Mill End Community Centre, Church Lane	0.502	11	U	N									19	37	
P24	Adjacent 9 Beauchamp Gardens															
P25	Amenity Space, Tudor Way															
P26	Rear of 50-52 Tudor Way															
P27	Adjacent 2 Chiltern Drive	0.074	10	U	N									3	4	
P28	Adjacent 4 Chiltern Drive															
P29	Adjacent 66 Chiltern Drive															
P30	Adjacent 30 Edinburgh Avenue															
P31	Adjacent 48 Edinburgh Avenue															
P32	Adjacent 8 Ashleys															
P33	Rear of 61-67 Chiltern Drive															
P34	Adjacent 6 The Bucklands															
P35	The Queens Drive	0.678	2	U	N			23	41							
P36	Former Dairy, Middleton Road															
Total Urban						5	9	23	41					29	54	
Total Greenfield																
Total >5ha																
Total						5	9	23	41					29	54	

Rickmansworth Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
R1	Vicarage, Bury Lane	House and garden			0.276		U	N
R2	Adjacent The Old Vicarage, Church Street	Car park			0.045		U	N
R3	Rear of 28 Church Street	Business car park			0.012		U	N
R4	Rear of 30 Church Street	Business car park			0.014		U	N
R5	Rear of 36 Church Street	Car park			0.127		U	N
R6	Adjacent 9 Talbot Road	Car park			0.100		U	N
R7	Adjacent Talbot House	Car park			0.049		U	N
R8	Adjacent 18 Talbot Road	Car park			0.097		U	N
R9	Langwood House, High Street	Offices and parking			0.236		U	N
R10	Car Park, Waters Drive	Car park			0.055		U	N
R11	53-61 Church Street	Front gardens			0.035		U	N
R12	Rear of 2-14 Skidmore Way	Garage court			0.066		U	N
R13a	Bridge Motors, Church Street	Mechanics and filling station			0.266	Local Plan allocation H33	U	N
R13b	Batchworth House, Church Street	Office and parking			0.125		U	N
R14	Bury Mews, Bury Lane	Residential	Y	Residential development completed				
R15	Adjacent 36 Goral Mead	Garage court			0.048		U	N
R16	Adjacent 74 Goral Mead	Garage Court			0.124		U	N
R17A	Marks and Spencers, High Street	Supermarket and parking			0.371		U	N
R17B	Car Park South of Marks and Spencers	Car park			0.192		U	N
R18	Fox and Hounds PH, High Street	PH and car park			0.066		U	N
R19	Rear Of Hunters Lodge, High Street	Garden			0.037		U	N
R20A	Rear of The Cedars, Rectory Road	Car parking			0.065		U	N
R20B	Garages, Rectory Lane	Car park and mechanics			0.111		U	N
R21	Rear of 52-72 High Street	Car parking and service areas			0.087		U	N
R22	Youth Centre and Bowling Green, Northway	Youth Centre and Bowling Green			0.351		U	N
R23	Penn Place	Parking			0.117		U	N
R24	Rear of 15-25 The Cloisters	Car park			0.149		U	N
R25	Adjacent 11 The Cloisters	Car park			0.146		U	N
R26	Coach and Horses PH	PH, garden and parking			0.106		U	N
R27A	Adjacent 47 Talbot Road	Car park			0.081		U	N
R27B	Adjacent 56 Talbot Road	Car park			0.056		U	N
R28	Adjacent 78 Talbot Road	Car park			0.054		U	N
R29	Waitrose, Homestead Road	Retail	Y	Development completed				
R30	Park Road	Woodland			0.228		U	N
R31	Victoria Close	Garage and Hotel			0.559		U	N
R32	Nightingale Road	Residential	Y	Residential development completed				
R33	Rear of 56-62 Nightingale Road	Gardens			0.151		U	N
R34	Rear of Nightingale Court	Woodland			0.205		U	N

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
R35	Tesco, Harefield Road	Supermarket and parking			1.346		U	N
R36	White Bear PH, Church Street	PH, garden and parking			0.130		U	N
R37	Adjacent 17 Harefield Road	Verge			0.038		U	N
R38	Adjacent 14 Rushmore Close	Verge			0.065		U	N
R39	Adjacent 6 The Byeway	Wooded open space			0.317		U	N
R40A	Rear of 12a Church Street	Car park			0.021		U	N
R40B	Cloisters House	Residential	Y	Residential development completed				
R41	10 Church Street	Residential and garden			0.118		U	N
R42	Rear of 24 Church Street	Car park			0.020		U	N
R43	The Feathers, 36 Church Street	PH and car park			0.070		U	N
R44	Rear of 144 High Street	Backlands			0.014		U	N
R45	Parsonage Road	Railway sideland			0.323		U	N
R46	Rear of 202 High Street	Garden			0.030		U	N
R47	Rear of 233 High Street	Garden			0.025	Applications for 3 and 1 units refused	U	N
R48	Rear of 22-42 Park Road	Residential	Y	Residential development completed				
R49	2 Park Road	Residential	Y	Residential development completed				
R50	Parkside Works, Park Road	Printing works			0.133		U	N
R51	Royal Legion, Ebury Road	Royal Legion Club			0.080		U	N
R52	Senior House, High Street	Office			0.084		U	N
R53	Depot, Harefield Road	Depot			0.632		U	N
R54	Gade House, London Road	Offices			1.332	Local Plan allocation H18	U	N
R55	Adjacent 49 Talbot Road	Car park			0.130		U	N
R56	Gas Works, Salters Close	Gas works			0.617		U	N
R57	10-12 High Street	Commercial units			0.211	Permission for 24 units	U	N
R58	Rear of 18-20 Ebury Road	Houses and backland			0.248	Permission for 8 units	U	N
R72	Griggs Field, Batchworth	Golf course			11.386		G	Y
R73	Rear of Branksome Lodge, Loudwater Lane	Field			1.030		G	N
R74	Depot, Stockers Farm Road	Depot, hardstanding and open space			0.973		U	N
R75	Church Wharf, Church Street	Builders yard			0.736		U	N

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Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
R1										✓		✓		✓					Flood zone, conservation area, archaeological site and TPOs
R2										✓		✓		✓					Flood zone, conservation area, listed building, archaeological site and TPOs
R3									Rear of retail frontage	✓		✓							Flood zone, archaeological site and conservation area
R4										✓		✓							Flood zone, archaeological site and conservation area
R5										✓		✓							Flood zone, archaeological site and conservation area
R6									Rear of retail frontage	✓		✓							Flood zone, archaeological site and conservation area, adjacent to listed buildings
R7									Rear of retail frontage			✓							Conservation area and archaeological site
R8										✓		✓							Flood zone, archaeological site and conservation area
R9										✓		✓							Flood zone, conservation area and archaeological site
R10										✓		✓							Flood zone and archaeological site, conservation area adjacent
R11										✓		✓							Flood zone, conservation area, archaeological site, listed buildings adjacent
R12										✓									Flood zone
R13a									Green belt adjacent	✓		✓							Flood zone, conservation area, archaeological site and listed buildings adjacent
R13b									Green belt adjacent	✓		✓							Flood zone and conservation area

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
R15										✓									Flood risk and conservation area adjacent
R16										✓									Flood risk
R17A					✓				Retail frontage			✓							Conservation area, flood zone on small part of site and listed building adjacent
R17B									Retail frontage adjacent	✓		✓							Conservation area and flood risk on part of site
R18					✓				Retail frontage			✓							Conservation area and listed building
R19												✓							Conservation area
R20A																			Adjacent to conservation area
R20B																			Adjacent to conservation area
R21									Rear of retail frontage			✓							Conservation area, archaeological site and rear of listed buildings
R22							✓	✓	Social/ leisure facility			✓							Conservation area
R23																			Conservation area adjacent
R24												✓							Conservation area, railway adjacent
R25												✓							Conservation area, railway adjacent
R26												✓							Conservation area, listed building and archaeological site
R27A										✓		✓							Conservation area, flood risk and archaeological site
R27B										✓		✓							Conservation area, flood risk and archaeological site
R28										✓		✓							Conservation area and flood risk
R30										✓				✓					Flood risk and TPOs
R31														✓					Few TPOs on site, conservation area adjacent
R32																			
R33												✓							Conservation area, railway adjacent
R34														✓					TPOs, railway adjacent

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
R35									Green belt adjacent	✓									Flood risk
R36										✓									Flood risk
R37																			
R38										✓				✓					Flood risk and TPO
R39									Open space adjacent										Tree covered but not TPOs
R40A									Retail frontage adjacent	✓		✓		✓					Conservation area, archaeological site, listed building adjacent and flood risk on part of site
R41										✓		✓							Listed building, conservation area, flood risk and archaeological site
R42																			
R43									Retail frontage adjacent	✓		✓							Flood risk on part of site, conservation area, archaeological site
R44									Retail frontage adjacent	✓		✓				✓			Flood risk, conservation area, listed building, no access to site
R45														✓					TPO on most of site, conservation area and railway adjacent
R46												✓				✓			Conservation area, no access
R47												✓							Conservation area
R50									Green belt adjacent	✓									Flood risk
R51								✓	Community use			✓							Conservation area
R52										✓		✓							Flood risk on part of site, conservation area and archaeological site
R53										✓									Flood risk and listed buildings adjacent
R54									Green belt adjacent	✓									Flood risk
R55												✓							Conservation area and archaeological site
R56									Green belt adjacent	✓									Flood risk
R57												✓							Conservation area
R58												✓							Conservation area

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
R72	✓								Green belt										
R73	✓								Green belt			✓							Conservation area
R74	✓								Green belt	✓	✓								Flood risk and wildlife site on part of site
R75									Green belt adjacent	✓									Flood risk, wildlife site adjacent

Rickmansworth Ward

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
R1	N	Site is flood zone, subject to TPOs and in a conservation area, and would lead to loss of amenity for existing residential property. Development would therefore be unsuitable	N	No known interest	M-H	M	L	M	N	Site is close to town centre facilities and in a high value area but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Flood zone, TPOs, conservation area	Flood defences
R2	N	Site is flood zone and conservation area and would affect the setting of the listed building so development not suitable	N	No known interest	M-H	M	L	M	N	Site is close to town centre facilities and in a high value area but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Flood zone, TPOs, conservation area, listed building	Flood defences
R3	N	Site is conservation area and flood zone. Development would result in loss of parking for viable business so not suitable	N	In use and no known interest	M	L	L	M	N	Site is close to town centre facilities and in a high value area but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking, flood zone	Alternative parking provision, flood defences
R4	N	Site is conservation area and flood zone. Development would result in loss of parking for viable business so not suitable	N	In use and no known interest	M	L	L	M	N	Site is close to town centre facilities and in a high value area but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking, flood zone	Alternative parking provision, flood defences
R5	N	Site is conservation area and flood zone. Development would result in loss of well used town centre car park so not suitable	N	No known interest	M	L	L	M	N	Site is close to town centre facilities and in a high value area but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking, flood zone	Alternative parking provision, flood defences
R6	N	Site is conservation area and flood zone. Development would result in loss of well used town centre car park so not suitable	N	No known interest	M	L	L	M	N	Site is close to town centre facilities and in a high value area but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking, flood zone	Alternative parking provision, flood defences

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
R7	N	Site is conservation area. Development would result in loss of parking for viable business so not suitable	N	No known interest	M	L	L	M	N	Site is close to town centre facilities and in a high value area but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
R8	N	Site is conservation area and flood zone. Development would result in loss of well used town centre car park so not suitable	N	No known interest	M	L	L	M	N	Site is close to town centre facilities and in a high value area but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking, flood zone	Alternative parking provision, flood defences
R9	Y	Site surrounded by residential and would contribute to sustainable , mixed community subject to flood risk measures and design to reflect conservation area status	Y	Developer interest in bringing site forward after lease expires in 2012	M-H	M-L	M-H	M	Y	Site is of interest to developer and in high value location. Part of building currently vacant so likely to be viable	0-5	Developer information states that they would be able to deliver on site within 5 years	Loss of employment, flood zone,	Flood defences
R10	N	Site is flood zone and development would result in loss of town centre parking and access to health clinic car park so not suitable	N	No known interest	M	L	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking, flood zone	Alternative parking provision, flood defences
R11	N	Site is flood zone and conservation area and is front gardens to listed buildings therefore not suitable for development	N	No known interest	M-H	L	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
R12	N	Site is flood zone and development would result in loss of parking. Site is also too small and awkward so not suitable as overlooking and amenity space issues	N	No known interest	M	L-M	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
R13a	Y	Site would contribute to sustainable mixed communities due to location close to town centre and transport links	Y	Currently in use but may become available in future	M	H	L-M	M	Y	Site is close to town centre and subject to land remediation costs from petrol station use may be viable, likely to be of interest to a local developer	11-15	Site is developable but currently in use although may become available in future therefore not considered deliverable in the short term		
R13b	Y	Site would contribute to sustainable mixed communities due to location close to town centre and transport links	N	Currently in use, no information currently to suggest that site may become available	M	M	L-M	M	Y	Site is opposite residential and close to town centre so likely to be attractive to developer	No phasing	Site could deliver housing but currently no information to suggest it will become available for development	Existing use	
R15	N	Site is flood zone and development would result in loss of parking. Site is also small and awkward so not suitable as overlooking and amenity space issues	N	No known interest	M	L-M	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Flood zone, loss of parking	Flood defences, alternative parking provision
R16	N	Site is flood zone and development would result in loss of parking. Site is also small and awkward so not suitable as overlooking and amenity space issues	N	No known interest	M	L-M	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Flood zone, loss of parking	Flood defences, alternative parking provision
R17A	Y	Site is surrounded by residential and close to town centre facilities and transport links so would contribute to sustainable mixed community	N	Site is in use for viable retail and no known intentions to redevelop	M-H	M	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
R17B	N	Site is conservation area and development would result in loss of well used town centre car park so not suitable	N	No known interest	M	L-M	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
R18	Y	Site is surrounded by residential and close to town centre facilities and transport links so would contribute to sustainable mixed community though would need to consider listed building	N	No known interest	M	L-M	L	M	N	Site is close to town centre facilities, but unlikely to be viable because of existing business use and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Existing use	
R19	N	Site would result in loss of garden for existing residential home and is therefore not suitable	N	No known interest	M	L	L	M	N	Site is close to town centre facilities but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Existing use	
R20A	N	Site is in active use for parking and therefore unsuitable without alternative provision for parking	N	No known interest	M	L	L	M	N	Site is close to town centre facilities but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
R20B	Y	Site is surrounded by residential and close to town centre facilities and transport links so would contribute to sustainable mixed community	N	Site in use and no known interest	M	M	M-L	M	Y	Site is opposite residential and close to town centre so could provide medium to high density development of interest to local or regional developers, subject to site becoming available	No phasing	Site could deliver housing but currently no information to suggest it will become available for development	Existing use	
R21	N	Site provides parking and service access to viable retail parade so would not be suitable for development	N	No known interest	M	M	L	M	N	Site is close to town centre facilities but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Existing use	
R22	N	Site provides valuable community facility and leisure space therefore not suitable for development	N	No known interest	M	L	L	M	N	Site is close to town centre facilities but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Existing use	

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
R23	N	Development would result in loss of residents parking in active use so not suitable	N	No known interest	M	L-M	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
R24	N	Site is conservation area and development would result in loss of well used town centre car park so not suitable	N	No known interest	M	L-M	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
R25	N	Site is conservation area and development would result in loss of well used town centre car park so not suitable	N	No known interest	M	L-M	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
R26	Y	Site is surrounded by residential and close to town centre facilities and transport links so would contribute to sustainable mixed community though would need to consider listed building	N	In use for viable business and no known interest	M	L-M	L	M	N	Site is close to town centre facilities, but unlikely to be viable because of existing business use and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Listed building, existing use	
R27A	N	Site is conservation area and development would result in loss of well used town centre car park so not suitable	N	No known interest	M	L-M	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
R27B	N	Site is conservation area and development would result in loss of well used town centre car park so not suitable	N	No known interest	M	L-M	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
R28	Y	Site in use for parking but close to town centre facilities and transport links so would contribute to sustainable mixed community though site is tight	Y	Has been some interest in bringing the site forward for 2 dwellings	M	L-M	M	M	Y	Site is opposite residential and close to town centre so likely to be attractive to developer, subject to relocation of parking and design issues being overcome	0-5	Site could be developable in short term with application made on site (though subsequently withdrawn)	Loss of parking, design issues	Alternative parking provision
R30	N	Site is covered by trees, many of which are protected therefore site is not suitable for development	N	No known interest	M	M	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
R31	Y	Site close to town centre facilities and transport links and would contribute to sustainable mixed community	Y	Site currently in use, but some developer interest in bringing site forward	M	H	L-M	M	Y	Medium value location as close to station but remediation costs may be high. Suitable for high density development and unlikely to be viable in the short term	6-10	Site is developable, but unlikely to be viable in the short term, although developer interest in bringing the site forward		
R33	Y	Site is close to town centre facilities and transport links and would contribute to sustainable mixed community and would reflect adjacent new development therefore suitable subject to design to respect conservation area	N	No known interest	H	L-M	L	M	N	Site is in high value location and costs would be low with the exception of land acquisition, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
R34	N	Site is covered by protected trees and adjacent to railway therefore not suitable for development	N	No known interest	M	M	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
R35	Y	Site is in residential area and could contribute to mixed and sustainable community through mixed use development	N	Site is in use for viable retail use and no known intention to develop	M	M	L	M	N	Existing use of site is viable and housing development unlikely to have higher value therefore no reasonable prospect of housing being developed	-	Site not deliverable/developable	Existing use, flood risk	Flood defences
R36	Y	Site is in residential area and could contribute to mixed and sustainable community	N	Site is in use by viable business and no know intention to develop	M	M	L	M	N	Site is close to town centre facilities, but currently viable business and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Existing use, flood risk	Flood defences
R37	Y	Site is in a residential area and would contribute to mixed and sustainable community	N	No known interest	M	L-M	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
R38	N	Site is in a residential area but is subject to flood risk and there is a protected tree making it unsuitable for development	N	No known interest	M	L-M	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
R39	Y	Site is in a residential area and while tree covered, the trees are not protected. It would contribute to mixed and sustainable community therefore suitable for development	N	No known interest	M	M	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
R40A	N	Site is in a conservation area adjacent to listed building and has protected trees on most of site therefore unsuitable for development	N	No known interest	M-H	M	L	M	N	Site is close to town centre facilities and in a high value area but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Flood zone, TPOs, conservation area	Flood defences

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
R41	N	Site is flood zone and conservation area and would affect the listed building so development not suitable	N	No known interest	M-H	M	L	M	N	Site is close to town centre facilities and in a high value area but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Flood zone, TPOs, conservation area, listed building	Flood defences
R42	N	Site is conservation area and flood zone. Development would result in loss of parking for viable business so not suitable	N	In use and no known interest	M	L	L	M	N	Site is close to town centre facilities and in a high value area but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking, flood zone	Alternative parking provision, flood defences
R43	Y	Site is surrounded by residential and close to town centre facilities and transport links so would contribute to sustainable mixed community though would need to consider listed building	N	No known interest	M	L-M	L	M	N	Site is close to town centre facilities, but unlikely to be viable because of existing business use and no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Existing use, flood zone	Flood defences
R44	N	Site is in conservation area and rear of listed building with no access therefore not suitable for development	N	No known interest	M	M	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Poor access	Improvements to access,
R45	N	Site is covered in TPOs and adjacent to railway and conservation area so not suitable for development	N	Site is in use to support railway and no known intention to develop	M-L	M	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Existing use	
R46	N	No access to site and development would remove existing garden leading to issues of overlooking and amenity space provision therefore not suitable	N	No known interest	M	M	L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
R47	Y	Site is close to town centre facilities and transport links so would contribute to sustainable mixed community though could be issues of overlooking or design as a result of conservation area	Y	Developer interest in bringing site forward	M	L-M	M	M-H	Y	Site is small so would only be of interest to local developer,	0-5	Developer intention and site could be deliverable in the short term		
R50	Y	Site is adjacent to residential and has good access to town centre and transport links so would contribute to sustainable mixed community	N	Site is in use for viable business and no known intention to develop	M	M	L	M	N	Site is in use for viable business and relatively small so development unlikely to be viable and therefore no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Existing use	
R51	Y	Surrounded by residential development and currently single storey with 3 storeys adjoining. Good access to town centre and transport so would contribute to sustainable mixed community	Y	Site currently in use but pre-application discussions suggesting that may be available for development in future with new hall provision	M	M-L	M	M	Y	Site is close to town centre and likely to be attractive to local or regional developer. Flatted development may not be achievable in short term but longer term potential	6-10	Town centre location and retention of some hall provision make flats appropriate which may not be viable in short term, but considered developable longer term	Existing use	
R52	Y	Site surrounded by residential and would contribute to sustainable , mixed community subject to flood risk measures and design to reflect conservation area status	N	Site currently in use as offices and no known intention to develop	M-H	M-H	M-L	M-H	N	May be high investment value in offices to overcome and therefore no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Existing use	
R53	Y	Site in residential area and close to town centre facilities and transport links so would contribute to sustainable, mixed community	Y	Site in use for medium term, but may relocate	M	M-H	M-L	M	Y	May be some costs from remediation of site but value of area likely to make site viable subject to relocation of existing use	6-10	Site is in use in medium term but likely to be available in medium term	Flood risk, existing use	Flood defences

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
R54	Y	Site is adjacent to residential and would contribute to sustainable mixed community subject to measures to deal with flood risk	N	Site is in use as offices and no known intention to develop	M	M	M-L	M	N	Site is close to town centre facilities, but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Flood risk, existing use	Flood defences
R55	N	Site is in active use for parking and therefore unsuitable without alternative provision for parking	N	No known interest	M	L	L	M	N	Site is close to town centre facilities but no reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
R56	Y	Site is in residential area and close to town centre facilities and transport links so would contribute to sustainable mixed community subject to measures to deal with flood risk	Y	Developer interest in bringing site forward for development	M	H	L	M-H	Y	High costs of remediating site and town centre location making flats appropriate mean that may not be viable in short term	6-10	High costs and flatted development not viable in short term, but site developable in medium term	Flood risk, contamination, existing use	Flood defences, remediation of contamination
R57	Y	Site has permission and is close to town centre facilities and transport links so would contribute to sustainable mixed community	Y	Site has permission and developer on site	M	L-M	H	M	Y	Site is under construction	0-5	Site under construction		
R58	Y	Site has permission and is close to town centre facilities and transport links so would contribute to sustainable mixed community	Y	Site has permission and developer intention	M	L-M	M	M	Y	Site has permission and developer intention to develop	0-5	Site has permission and developer intention to develop		
R72	N	Site does not adjoin settlement boundaries so not suitable according to green belt criteria	Y	Site has been developed as a golf course but landowner indicates site available after 2012	M-H	L	M	M	N	Site not suitable so no reasonable prospect of housing being delivered	-	Site not deliverable/developable		
R73	Y	Site is adjacent to residential and could contribute to sustainable mixed community subject to design for conservation area	Y	Developer interest in bringing site forward	H	L	H	H	Y	Site is in high value location and likely to be viable	6-10	Site likely to come forward for development within next 6-10 years		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
R74	Y	Site is adjacent to residential and could contribute to sustainable mixed community	Y	Site currently occupied, but developer interest in bringing site forward once lease expires	M	M	M	M	Y	May be some costs associated with remediation but large site likely to be viable	6-10	Interest in bringing site forward once lease expires	Flood risk, existing use	Flood defence
R75	Y	Site is adjacent to residential and is close to town centre facilities and transport links so could contribute to sustainable mixed community	Y	Site currently occupied but information from landowner that site may become available in future	M	M	M	M	Y	Site may be of interest to local or regional developer	6-10	Site in use currently but may be potential for development medium-long term	Flood risk, existing use	Flood defences

Rickmansworth Ward

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
R1						
R2						
R3						
R4						
R5						
R6						
R7						
R8						
R9	0.236	15	12	17	15	
R10						
R11						
R12						
R13a	0.266	19	23	48	36	
R13b	0.125	19	11	23	17	
R14						
R15						
R16						
R17A						
R17B						
R18						
R19						
R20A						
R20B	0.111	15	6	8	7	
R21						
R22						
R23						
R24						
R25						
R26						
R27A						
R27B						
R28	0.054	3	2	4	3	
R29						
R30						
R31	0.559	7	35	59	47	
R33						
R34						
R35						
R36						
R37						
R38						
R39						

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
R40A						
R40B						
R41						
R42						
R43						
R44						
R45						
R46						
R47	0.025	10	1	1	1	
R48						
R49						
R50						
R51	0.080	9	3	8	6	
R52						
R53	0.632	15	33	46	40	
R54						
R55						
R56	0.617	11	23	45	34	
R57	0.211	N/A	24	24	24	Permission for 24
R58	0.248	N/A	8	8	8	Permission for 8
R72						
R73	1.030	12	31	33	32	
R74	0.973	5	37	61	49	
R75	0.736	9	30	70	50	

Rickmansworth Ward

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
R1	Vicarage, Bury Lane															
R2	Adjacent The Old Vicarage, Church Street															
R3	Rear of 28 Church Street															
R4	Rear of 30 Church Street															
R5	Rear of 36 Church Street															
R6	Adjacent 9 Talbot Road															
R7	Adjacent Talbot House															
R8	Adjacent 18 Talbot Road															
R9	Langwood House, High Street	0.236	15	U	N	12	17									
R10	Car Park, Waters Drive															
R11	53-61 Church Street															
R12	Rear of 2-14 Skidmore Way															
R13a	Bridge Motors, Church Street	0.266	19	U	N					23	48					
R13b	Batchworth House, Church Street	0.125	19	U	N									11	23	
R14	Bury Mews, Bury Lane															
R15	Adjacent 36 Goral Mead															
R16	Adjacent 74 Goral Mead															
R17A	Marks and Spencers, High Street															
R17B	Car Park South of Marks and Spencers															
R18	Fox and Hounds PH, High Street															
R19	Rear Of Hunters Lodge, High Street															
R20A	Rear of The Cedars, Rectory Road															
R20B	Garages, Rectory Lane	0.111	15	U	N									6	8	
R21	Rear of 52-72 High Street															
R22	Youth Centre and Bowling Green, Northway															
R23	Penn Place															
R24	Rear of 15-25 The Cloisters															
R25	Adjacent 11 The Cloisters															
R26	Coach and Horses PH															
R27A	Adjacent 47 Talbot Road															
R27B	Adjacent 56 Talbot Road															
R28	Adjacent 78 Talbot Road	0.054	3	U	N	2	4									
R29	Waitrose, Homestead Road															
R30	Park Road															
R31	Victoria Close	0.559	7	U	N			35	59							
R32	Nightingale Road															
R33	Rear of 56-62 Nightingale Road															
R34	Rear of Nightingale Court															
R35	Tesco, Harefield Road															

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
R36	White Bear PH, Church Street															
R37	Adjacent 17 Harefield Road															
R38	Adjacent 14 Rushmore Close															
R39	Adjacent 6 The Byeway															
R40A	Rear of 12a Church Street															
R40B	Cloisters House															
R41	10 Church Street															
R42	Rear of 24 Church Street															
R43	The Feathers, 36 Church Street															
R44	Rear of 144 High Street															
R45	Parsonage Road															
R46	Rear of 202 High Street															
R47	Rear of 233 High Street	0.025	10	U	N	1	1									
R48	Rear of 22-42 Park Road															
R49	2 Park Road															
R50	Parkside Works, Park Road															
R51	Royal Legion, Ebury Road	0.080	9	U	N			3	8							
R52	Senior House, High Street															
R53	Depot, Harefield Road	0.632	15	U	N			33	46							
R54	Gade House, London Road															
R55	Adjacent 49 Talbot Road															
R56	Gas Works, Salters Close	0.617	11	U	N			23	45							
R57	10-12 High Street	0.211	N/A	U	N	24	24									
R58	Rear of 18-20 Ebury Road	0.248	N/A	U	N	8	8									
R72	Griggs Field, Batchworth															
R73	Rear of Branksome Lodge, Loudwater Lane	1.030	12	G	N			31	33							
R74	Depot, Stockers Farm Road	0.973	5	U	N			37	61							
R75	Church Wharf, Church Street	0.736	9	U	N			30	70							
Total Urban						47	54	161	289	23	48			17	31	
Total Greenfield								31	33							
Total >5ha																
Total						47	54	192	322	23	48			17	31	

Rickmansworth West Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
RW1	Rear of 23-25 Upper Hill Rise	Open space			0.300		U	N
RW2	Opposite 3 Ridge Way	Gardens		Site includes electricity substation	0.129		U	N
RW3	Rear of 40-42 Highfield Way	Wooded land			0.129		U	N
RW4	Land Between 2 Hill Rise and 1 Highfield Way	Gardens			0.049		U	N
RW5	Land Between 1 Hill Rise and 2 Shepherds Way	Gardens		Site includes electricity substation	0.049		U	N
RW6	Rickmansworth Lawn Tennis Club Meadow Way	Tennis courts, pavilion and parking		In use	1.035		U	N
RW7	Adjacent 49 Nightingale Road	Railway embankment			0.068		U	N
RW9	Adjacent 15 Townfield	Substations and railway land			0.237		U	N
RW10	Adjacent 86 Townfield	Substations and railway land			0.158		U	N
RW11	Adjacent Parsonage Farm	Garden			0.166		U	N
RW12	Morningside, 8 Uxbridge Road	Residential home and parking			0.171	Appeal for 19 flats dismissed	U	N
RW13	Land Between 34 Cedars Avenue and 27 Nightingale Road	Gardens and garage			0.051		U	N
RW14	Rear Of 16-20 Money Hill Road	Gardens			0.083		U	N
RW15	Garage Court, Belfry Lane	Garage court		In use	0.025		U	N
RW16	Halfway House, 91 Uxbridge Road	PH, garden and parking		In use	0.250		U	N
RW17	93 Uxbridge Road	House and garden			0.220		U	N
RW18	95 Uxbridge Road	House and garden			0.180		U	N
RW19	Rear of Colne and Gade House, Uxbridge Road	Garden and staff parking for GP surgeries		In use	0.125		U	N
RW20	Texaco Service Station, Uxbridge Road	Petrol station		In use	0.184		U	N
RW21	Rear of 143-159 Uxbridge Road	Car mechanics and sales		In use	0.132		U	N
RW22	Garages Rear of 32-68 West Way	Community uses and garages		Some garages in use, others derelict	0.232		U	N
RW23	Adjacent 36 Townfield	Open space			0.042		U	N
RW24	Land Between 30 Pheasants Way And 43 Shepherds Way	Gardens and garage			0.046		U	N
RW25	Between 32 Pheasants Way and 45 Shepherds Way	Gardens			0.049		U	N
RW26	Between 2a Pheasants Way and 17 Shepherds Way	Gardens			0.045		U	N
RW27	Rear of 17 West Way	Garden			0.035		U	N
RW28	Rear of 15 West Way	Garden			0.038		U	N
RW29	Rear of 1-31 Cedars Avenue	Back gardens			0.524		U	N
RW30	Front of 129-145 Highfield Way	Amenity Space			0.201		U	N
RW32	Police Station, Rectory Road	Police station		In use	0.296		U	N
RW33	Fire Station, Rectory Road	Fire station		In use	0.356		U	N
RW34	Windrush and The Cottage, Rectory Road	Houses and gardens			0.135	Permission for 12 flats	U	N

Rickmansworth West Ward

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
RW1							✓		Green space							✓			Poor access to site
RW2																			
RW3																			Site is tree covered, though not protected trees. Railway adjacent
RW4										✓									Flood zone
RW5										✓									Flood zone
RW6							✓		Tennis club	✓									Flood zone and site is adjacent to conservation area
RW7																			Site is tree covered, though not protected trees. Railway and TPOs adjacent
RW9																			Railway adjacent
RW10																			Railway adjacent
RW11												✓		✓					Garden of listed building
RW12																			Conservation area adjacent
RW13												✓							Conservation area
RW14										✓						✓			Flood zone and conservation area adjacent. Poor access to site
RW15														✓					TPO at north of site
RW16										✓									Flood zone, adjacent to green belt
RW17										✓									Flood zone, adjacent to green belt
RW18										✓									Flood zone, adjacent to green belt
RW19										✓									Flood zone, adjacent to green belt
RW20									Adjacent to retail frontage						✓				Contamination from filling station
RW21									Rear of retail frontage										
RW22																			
RW23																			Site tree covered but not TPOs

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
RW24																			
RW25																			
RW26																			
RW27																			
RW28																			
RW29										✓		✓							Flood zone and conservation area
RW30																			
RW32																			Conservation area adjacent
RW33																			Conservation area adjacent
RW34																			Railway adjacent

Rickmansworth West Ward

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
RW1	Y	Site is in residential area with no major constraints. Design would need to avoid overlooking	Y	Site available for development and some interest in bringing site forward. Would require adjoining property to provide access	H	M	M	M	Y	Site in high value area with low development costs though would require adjoining property for access	6-10	Site is considered developable but require acquisition of adjoining house therefore doubts that delivery could be within 5 years	Access to site	Acquisition of adjoining property(s) to allow access
RW2	Y	Site is in residential area with no constraints subject to design to avoid overlooking/ loss of amenity space issues	N	Site is in multiple ownerships and no known interest	M	M	L	M	N	Site is in residential area with low costs apart from land assembly, however not reasonable prospect of housing being delivered	-	Site not deliverable/ developable	Multiple ownerships, loss of garden land	Land assembly
RW3	N	Poor access to site and railway at rear mean unsuitable for housing development	N	No known interest	L	M	L	L	N	Access issues and railway mean site unlikely to be attractive to developer or viable for development	-	Site not deliverable/ developable	Access and impact of railway	Land acquisition to improve access
RW4	Y	Site is in residential area with no constraints subject to design to avoid overlooking/ loss of amenity space issues	N	Site is in multiple ownerships and no known interest	M	M-H	L	M	N	Site is in high value area, however it is within a flood zone and no current prospect of housing delivery on site	-	Site not deliverable/ developable	Flood risk and multiple ownerships	Land assembly, flood defences
RW5	Y	Site is in residential area with no constraints subject to design to avoid overlooking/ loss of amenity space issues	N	Site is in multiple ownerships and no known interest	M	M-H	L	M	N	Site is in high value area, however it is within a flood zone and no current prospect of housing delivery on site	-	Site not deliverable/ developable	Flood risk and multiple ownerships	Land assembly, flood defences
RW6	Y	Site is in a residential area and could contribute to sustainable community, although would result in the loss of leisure facility	N	Site is in use and no known interest in development	M	M-H	L	M	N	Site is in a high value area, but part of site affected by flooding and there is not a reasonable prospect of housing being delivered	-	Site not deliverable/ developable	Flood risk, loss of leisure facility	Flood defences, alternative provision for tennis club
RW7	N	Site is adjacent to railway and tree covered, with protected trees adjacent	N	No known interest	M	M	L	L	N	Railway, trees and small size of site mean site unlikely to be attractive to developer or viable for development	-	Site not deliverable/ developable	Trees, impact of railway	

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
RW9	N	Railway adjacent and electricity substation on site mean unsuitable for development	N	Site in use and no known interest	M	H	L	M	N	High costs as a result of electricity substation. High value area but railway adjacent	-	Site not deliverable/developable	Railway, substations	Relocation of substations
RW10	N	Railway adjacent and electricity substation on site mean unsuitable for development	N	Site in use and no known interest	M	H	L	M	N	High costs as a result of electricity substation. High value area but railway adjacent	-	Site not deliverable/developable	Railway, substations	Relocation of substations
RW11	N	Much of area covered by TPOs and development would result in loss of garden/ amenity space for Parsonage Farm (listed building)	N	No known interest	H	L	L	M	N	High value area but no reasonable prospect that housing will be developed	-	Site not deliverable/developable	TPOs, loss of garden	
RW12	Y	Adjacent to residential and would contribute to sustainable community	Y	Residential home now vacant and developer interest in site for affordable housing	H	M	M	M	Y	Adjacent to high value area and medium costs. Good access to transport links and town centre	0-5	Site considered developable in short term with application made on site		
RW13	N	Development of site would be out of character with conservation area	N	Site is in multiple ownerships and no known interest	H	M	L	M	N	High value area but costs of land assembly. No reasonable prospect that housing will be developed	-	Site not deliverable/developable	Conservation area, multiple ownerships	Land assembly
RW14	N	Flood zone and poor access to site mean would not be suitable for residential	N	Site is in multiple ownerships and no known interest	M	H	L	M	N	Access issues and land assembly mean site unlikely to be attractive to developer or viable	-	Site not deliverable/developable	Access, flood zone	Flood defences, land acquisition for access
RW15	N	Loss of parking and small site mean would not be suitable	N	No known interest	M	M	L	L	N	Small site unlikely to be attractive or viable for developer and no reasonable prospect that housing will be developed	-	Site not deliverable/developable	Loss of parking, site size	Alternative parking provision
RW16	Y	Site surrounded by residential and would contribute to sustainable , mixed community subject to flood risk measures	N	Site currently in use and no known interest	M	M	L	M	N	Currently viable business and no reasonable prospect that housing will be developed	-	Site not deliverable/developable		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
RW17	Y	Existing residential area and would contribute to sustainable and mixed community	N	No known interest	M	M-H	L	M	N	Value would need to exceed existing value of large house and garden. Currently and no reasonable prospect that housing will be developed	-	Site not deliverable/developable		
RW18	Y	Existing residential area and would contribute to sustainable and mixed community	N	No known interest	M	M-H	L	M	N	Value would need to exceed existing value of large house and garden. Currently and no reasonable prospect that housing will be developed	-	Site not deliverable/developable		
RW19	N	Would lead to loss of parking for active community facility and subject to flood risk	N	Site in use and no known interest	M	M-H	L	M	N	Development would need to make alternative provision for parking. Currently and no reasonable prospect that housing will be developed	-	Site not deliverable/developable	Loss of parking	Alternative parking provision
RW20	Y	Site surrounded by residential/ retail and would contribute to sustainable , mixed community	N	Site currently in use and no known interest	M	M-H	L	M	N	Currently viable business and no reasonable prospect that housing will be developed. High costs as a result of petrol station use	-	Site not deliverable/developable		
RW21	Y	Site has good access to retail and transport links and would contribute to sustainable mixed community, subject to design for overlooking/ amenity issues with adjoining flats	N	Site currently in use and no known interest	M	M	L	M	N	Currently viable business and no reasonable prospect that housing will be developed	-	Site not deliverable/developable		

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
RW22	Y	Site is to rear of existing residential properties and would contribute to sustainable, mixed communities subject to design to address overlooking and amenity and improve access	Y	Site currently partially in use but has been some developer interest	M	M	M	M	Y	Site in a medium value area and may be attractive to a local developer	11-15	Development of site depends on current usage ceasing so not considered deliverable in the short term	Access	Improvements to access
RW23	Y	Site is in a residential area and would contribute to sustainable mixed community	N	No known interest	H	L	L	H	N	Site is in a high value area but would only be achievable subject to site availability in future	-	Site not deliverable/developable		
RW24	Y	Site is in residential area with no constraints subject to design to avoid overlooking/ loss of amenity space issues	N	Site is in multiple ownerships and no known interest	M	M	L	M	N	Site is in residential area with low costs apart from land assembly, however not reasonable prospect of housing being delivered	-	Site not deliverable/developable	Multiple ownerships, loss of garden land	Land assembly
RW25	Y	Site is in residential area with no constraints subject to design to avoid overlooking/ loss of amenity space issues	N	Site is in multiple ownerships and no known interest	M	M	L	M	N	Site is in residential area with low costs apart from land assembly, however not reasonable prospect of housing being delivered	-	Site not deliverable/developable	Multiple ownerships, loss of garden land	Land assembly
RW26	Y	Site is in residential area with no constraints subject to design to avoid overlooking/ loss of amenity space issues	N	Site is in multiple ownerships and no known interest	M	M	L	M	N	Site is in residential area with low costs apart from land assembly, however not reasonable prospect of housing being delivered	-	Site not deliverable/developable	Multiple ownerships, loss of garden land	Land assembly
RW27	Y	Site is in residential area with no constraints subject to design to avoid overlooking/ loss of amenity space issues	N	No known interest	M	M	L	M	N	Site is in residential area with low costs, however not reasonable prospect of housing being delivered	-	Site not deliverable/developable	Loss of garden land	

Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
RW28	Y	Site is in residential area with no constraints subject to design to avoid overlooking/ loss of amenity space issues	N	No known interest	M	M	L	M	N	Site is in residential area with low costs, however not reasonable prospect of housing being delivered	-	Site not deliverable/ developable	Loss of garden land	
RW29	N	Site is in a residential area but poor access to site, flood zone and conservation area mean not suitable for residential	N	Site is in multiple ownerships and no known interest	M	H	L	M	N	Site is in high value area but no reasonable prospect of housing being delivered	-	Site not deliverable/ developable	Poor access, multiple ownerships, flood zone, conservation area	Improvements to access, land assembly, flood defences
RW30	N	Site is in a residential area but would lead to loss of amenity space and issues of overlooking	N	No known interest	M	M	L	M	N	No reasonable prospect of housing being delivered	-	Site not deliverable/ developable		
RW32	Y	Adjacent to residential and good access to town centre and transport links so would contribute to sustainable, mixed community	Y	Site currently in use but service may relocate in short term and interest in site subject to this relocation	M	M	M	M	Y	Some intention to relocate and redevelop so reasonable prospect of housing being delivered	6-10	Development dependent on relocation of police station therefore not assumed deliverable in first five years	Relocation of police	
RW33	Y	Adjacent to residential and good access to town centre and transport links so would contribute to sustainable, mixed community	N	Site in use and no known intention to develop	M	M	L	M	N	Relocation of fire station likely to be difficult due to costs involved and currently no intention so no reasonable prospect of housing being delivered	-	Site not deliverable/ developable	Relocation of fire station	
RW34	Y	Existing residential with good access to town centre and transport links so would contribute to sustainable mixed communities	Y	Developer intention exists	M	M	M	M	Y	Developer interest and site has permission, development viability depends on proposals exceeding value of existing residential	0-5	Site expected to be developed in first five years		

Rickmansworth West Ward

Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
RW1	0.300	14	10	16	13	
RW2						
RW3						
RW4						
RW5						
RW6						
RW7						
RW9						
RW10						
RW11						
RW12	0.171	10	8	10	9	
RW13						
RW14						
RW15						
RW16						
RW17						
RW18						
RW19						
RW20						
RW21						
RW22	0.232	6	7	11	9	
RW23						
RW24						
RW25						
RW26						
RW27						
RW28						
RW29						
RW30						
RW32	0.296	7	19	31	25	
RW33						
RW34	0.134	N/A	12	12	12	Site has permission for 12

Rickmansworth West Ward

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
RW1	Rear of 23-25 Upper Hill Rise	0.300	14	U	N			10	16							
RW2	Opposite 3 Ridge Way															
RW3	Rear of 40-42 Highfield Way															
RW4	Land Between 2 Hill Rise and 1 Highfield Way															
RW5	Land Between 1 Hill Rise and 2 Shepherds Way															
RW6	Rickmansworth Lawn Tennis Club Meadow Way															
RW7	Adjacent 49 Nightingale Road															
RW9	Adjacent 15 Townfield															
RW10	Adjacent 86 Townfield															
RW11	Adjacent Parsonage Farm															
RW12	Morningside, 8 Uxbridge Road	0.171	10	U	N	8	10									
RW13	Land Between 34 Cedars Avenue and 27 Nightingale Road															
RW14	Rear Of 16-20 Money Hill Road															
RW15	Garage Court, Belfry Lane															
RW16	Halfway House, 91 Uxbridge Road															
RW17	93 Uxbridge Road															
RW18	95 Uxbridge Road															
RW19	Rear of Colne and Gade House, Uxbridge Road															
RW20	Texaco Service Station, Uxbridge Road															
RW21	Rear of 143-159 Uxbridge Road															
RW22	Garages Rear of 32-68 West Way	0.232	6	U	N					7	11					
RW23	Adjacent 36 Townfield															
RW24	Land Between 30 Pheasants Way And 43 Shepherds Way															
RW25	Land Between 32 Pheasants Way and 45 Shepherds Way															
RW26	Land Between 2a Pheasants Way and 17 Shepherds Way															
RW27	Rear of 17 West Way															
RW28	Rear of 15 West Way															
RW29	Rear of 1-31 Cedars Avenue															
RW30	Front of 129-145 Highfield Way															
RW32	Police Station, Rectory Road	0.296	7	U	N			19	31							
RW33	Fire Station, Rectory Road															
RW34	Windrush and The Cottage, Rectory Road	0.134	N/A	U	N	12	12									

Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
Total Urban						20	32	29	47	7	11					
Total Greenfield																
Total >5ha																
Total						20	32	29	47	7	11					

Sarratt Ward

Site Reference	Site Name/ Address	Current Use	Exclude from Further Analysis	Notes	Site Area (ha)	Planning Status	Greenfield/ Urban	>5ha
SA1	Royal British Legion Hall, Church Lane	Hall			0.155	Draft planning brief prepared	U	N

Site Reference	Policy Constraints									Physical Constraints									
	Green Belt/ Rural Area	Landscape Character e.g. AONB	Agricultural Land/ Open Land	Employment Area	Out of Centre Retail Area/ Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreation/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings/ Sites of Archaeological / Historical Importance	Sites of Geological Importance	Tree Preservation Orders	Ground/ Air contamination	Access to Site	Area	Topography	Additional Comments
SA1	✓																		Green belt. Site on edge of conservation area and archaeological site

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Site Reference	Suitable?	Comment on Suitability	Available ?	Comment on Availability					Achievable?	Comment on Achievability	Phasing (0-5, 6-10, 11-15, 16-20 years)	Comment on Phasing	Barriers to Development	Potential Measures to Overcome Barriers to Development
					Market Assessment (H/M/L)	Cost Assessment (H/M/L)	Delivery Assessment (H/M/L)	Value Assessment (H/M/L)						
SA1	Y	Site is on the edge of village core, does not have any significant limitations and is therefore suitable.	Y	The site is vacant and there is developer interest in bringing the site forward. Pre-application discussions have taken place.	H	L	M	M-H	Y	Site is adjacent to residential and in a high value area. Costs would be low as would only require demolition of timber framed sheds.	0-5	Site is considered deliverable in the short term as already developer interest and pre-application discussions have taken place	Poor access off main road	Improvements to access

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Site Reference	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment
			Scenario A	Scenario B	Mid-Point	
SA1	0.155	3	6	10	8	

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Site Reference	Site Name/ Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 Years		6-10 Years		11-15 Years		16-20 Years		No Phasing		Comments
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	
SA1	Royal British Legion Hall, Church Lane	0.151	3	U	N	6	10									
Total Urban						6	10									
Total Greenfield																
Total >5ha																
Total						6	10									